



Kenilworth Road, Balsall Common

Offers Over £700,000







## PROPERTY OVERVIEW

This well maintained family home is available to purchase with no onward chain and offers significant scope for extension (STPP). Situated in the centre of the village, midway between the local schools and Berkswell train station in a plot of approximately 1/3 acre and being set well back from the road behind a long foregarden the property currently provides over 1500sq ft of living accommodation in addition to a large double garage . Further benefiting from UPVC double glazing throughout, a modern fitted kitchen, parquet flooring in the lounge / hallway and a Vailant central heating boiler. In summary the property provides potential purchasers with: enclosed porch, entrance hallway, dual aspect lounge / dining room, fitted kitchen, large utility room, guest WC and to the first floor four double bedrooms and a good size family bathroom.

Outside the property has a private West facing rear garden, to the front there is a long foregarden with ample parking for multiple vehicles providing access to the double garage which has insulated cavity walls / roof & a double glazed window providing scope for conversion to living accommodation (STPP) if required.

Viewing is by appointment with Xact Homes on 01676 534 411.







#### PROPERTY LOCATION

Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.

Council Tax band: F

Tenure: Freehold

- Four Bedroom Detached House
- Approximately 1/3 Acre Plot
- Significant Potential to Extend STPP
- No Onward Chain
- Superb West Facing Rear Garden
- Over 1500 sq ft
- Set Well Back From the Road
- Central Village Location







**PORCH**

**HALLWAY**

**WC**

**LOUNGE / DINING ROOM**  
22' 6" x 14' 11" (6.85m x 4.55m)

**KITCHEN**  
17' 11" x 12' 2" (5.45m x 3.70m)

**UTILITY ROOM**  
15' 3" x 6' 9" (4.65m x 2.05m)

**FIRST FLOOR**

**BEDROOM ONE**  
14' 11" x 12' 4" (4.55m x 3.75m)

**BEDROOM TWO**  
12' 4" x 10' 0" (3.75m x 3.05m)

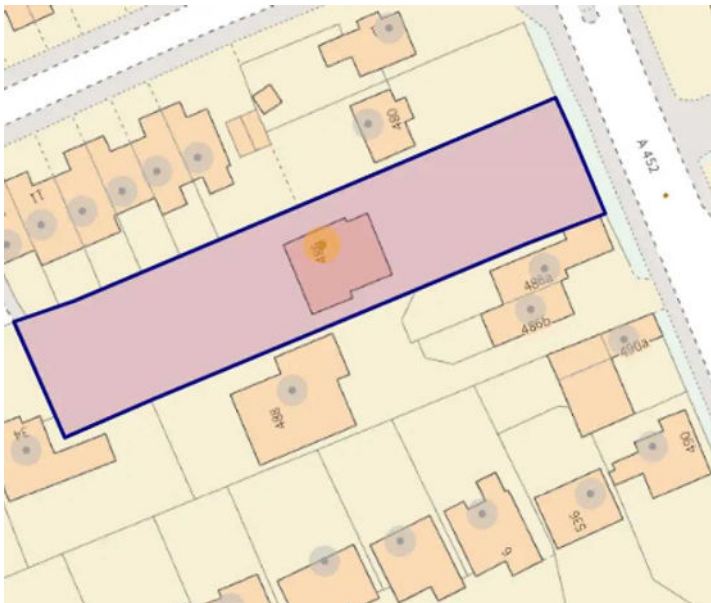
**BEDROOM THREE**  
10' 10" x 10' 0" (3.30m x 3.05m)

**BEDROOM FOUR**  
10' 0" x 10' 0" (3.05m x 3.05m)

**BATHROOM**  
9' 2" x 5' 11" (2.80m x 1.80m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 196.0 sq.m. = 2110 sq.ft. approx.







## **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

24' 1" x 21' 4" (7.35m x 6.50m)

### **WEST FACING REAR GARDEN**

### **GREENHOUSE**

### **ITEMS INCLUDED IN SALE**

**Neff integrated oven, integrated hob, all carpets, fitted wardrobes in one bedroom, all light fittings, a greenhouse and an electric garage door.**

### **ADDITIONAL INFORMATION**

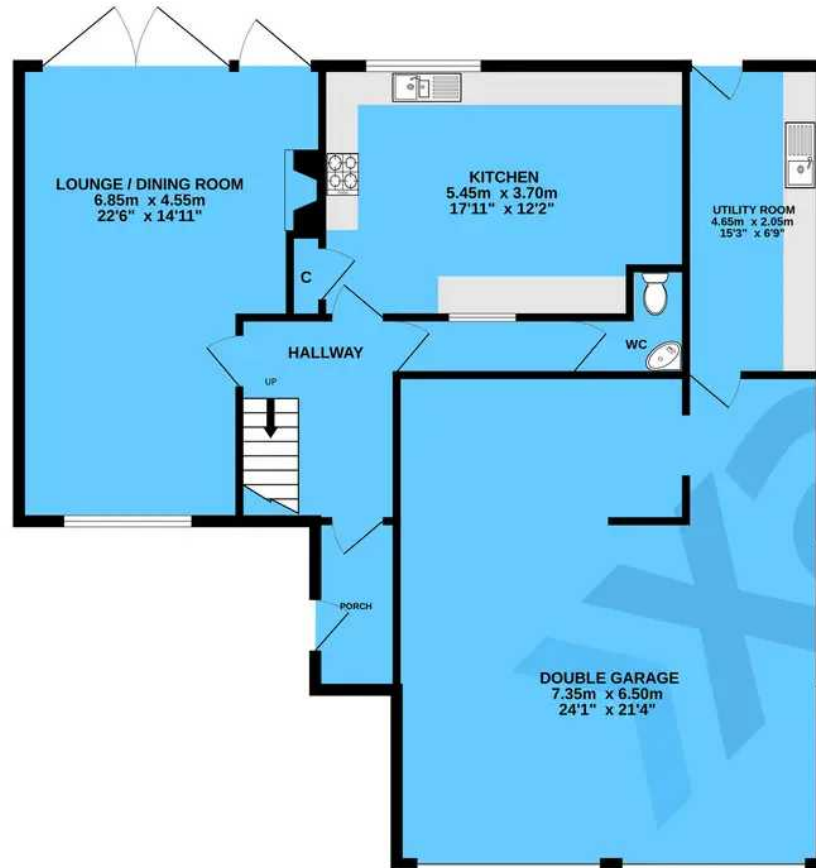
**Services - mains gas, electricity and mains sewers. There is a large external electrically operated remote controlled sun-blind on the rear of the lounge which closes if the wind is too high.**

### **MONEY LAUNDERING REGULATIONS**

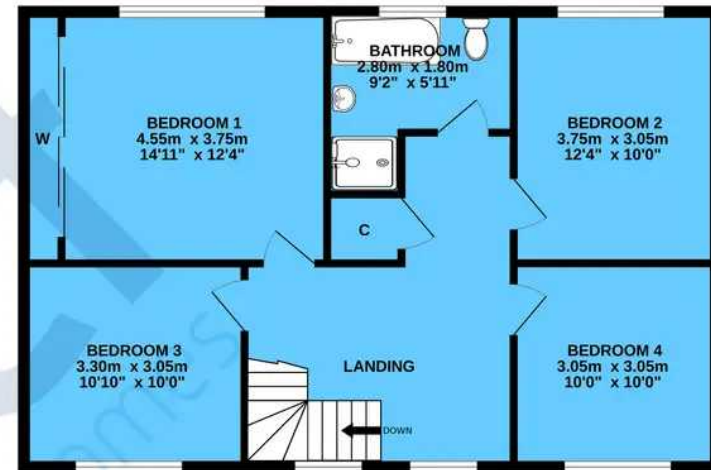
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 196.0 sq.m. (2110 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Xact Homes

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