



Greenfield Avenue, Balsall Common

Guide Price £599,000





#### PROPERTY OVERVIEW

This beautifully presented larger style four bedroom detached property benefits from the recent refurbishment of the kitchen, bathroom and en-suite and provides a ready to move into family home on the edge of open parkland. Being available to purchase with no onward chain and conveniently located within walking distance of the centre of Balsall Common the accommodation provides potential purchasers with; large lounge, dining room, re-fitted kitchen, study, guest WC, utility room and to the first floor four double bedrooms (principal en-suite) and recently refitted family bathroom.

Outside there is off road parking for multiple vehicles, a detached double garage and private walled south facing rear garden.

Viewing is by appointment with Xact 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 center 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: G

Tenure: Freehold

- Four Bedroom Detached House
- No Onward Chain
- Well Presented Throughout
- Lounge, Dining Room & Study
- Re-Fitted Kitchen, Bathroom & En-Suite
- Private South Facing Rear Garden
- Detached Double Garage
- Adjacent to Open Fields





## HALLWAY

### LOUNGE

19' 2" x 12' 2" (5.85m x 3.70m)

### DINING ROOM

11' 2" x 9' 0" (3.40m x 2.75m)

### KITCHEN

11' 2" x 10' 10" (3.40m x 3.30m)

### STUDY

11' 6" x 8' 6" (3.50m x 2.60m)

### WC

### UTILITY ROOM

10' 4" x 5' 1" (3.15m x 1.55m)

## FIRST FLOOR

### PRINCIPAL BEDROOM

13' 11" x 11' 6" (4.25m x 3.50m)

### ENSUITE

### BEDROOM TWO

14' 3" x 8' 6" (4.35m x 2.60m)

### BEDROOM THREE

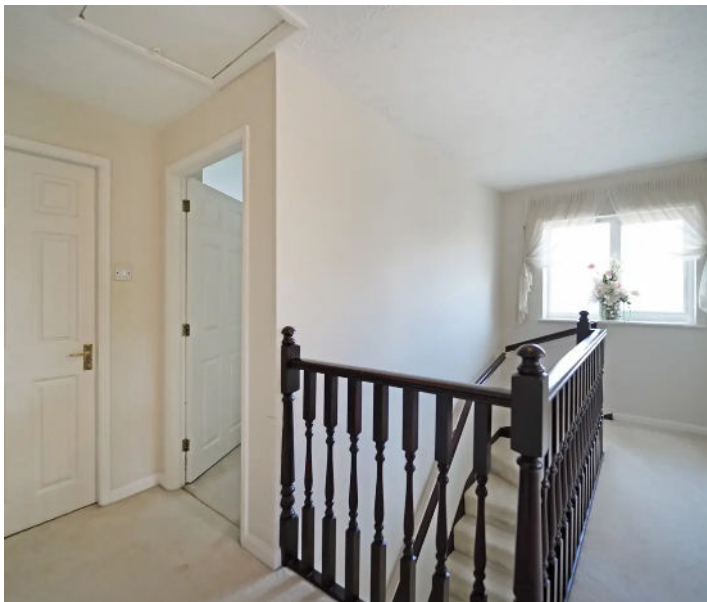
10' 4" x 9' 2" (3.15m x 2.80m)

### BEDROOM FOUR

10' 8" x 9' 4" (3.25m x 2.85m)

### BATHROOM

6' 11" x 6' 11" (2.10m x 2.10m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 161.0 sq.m. = 1733 sq.ft. approx.

**OUTSIDE THE PROPERTY****DETACHED DOUBLE GARAGE**

17' 9" x 17' 1" (5.40m x 5.20m)

**PRIVATE WALLED SOUTH FACING REAR GARDEN****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in four bedrooms and some light fittings.

**ADDITIONAL INFORMATION**

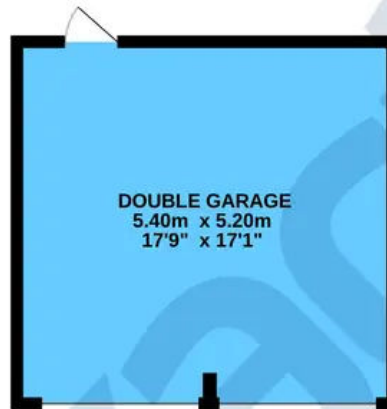
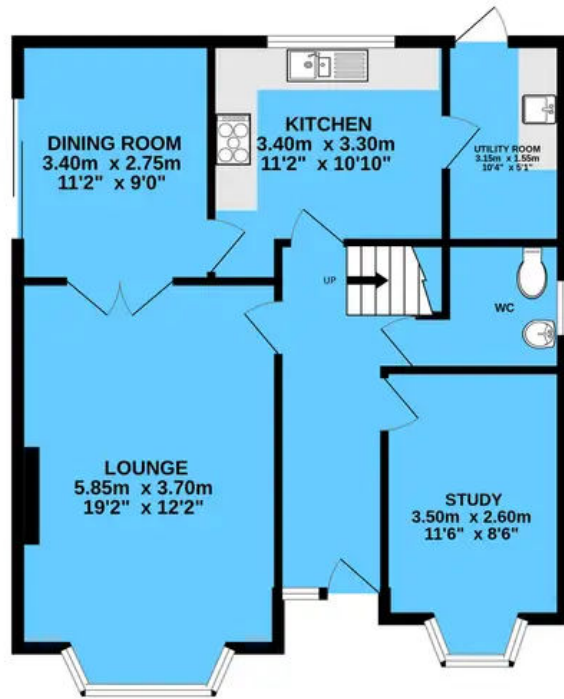
Services - mains gas, electricity and mains sewers.  
Broadband - BT. Loft space - boarded with ladder.

**MONEY LAUNDERING REGULATIONS**

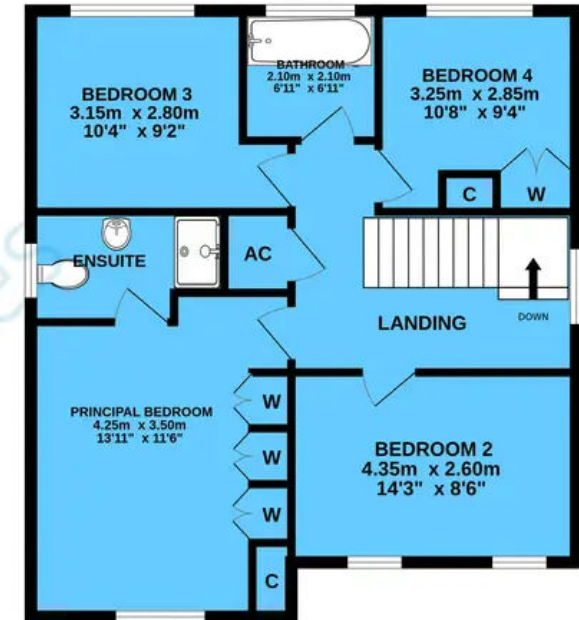
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 161.0 sq.m. (1733 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.

Made with Metropix ©2024

# Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
SALES & LETTINGS

