



## Drybrooks Close, Balsall Common

Guide Price £499,950







#### PROPERTY OVERVIEW

This discreetly located 3 bedroom detached bungalow enjoys a generous corner plot providing potential to extend (STPP) or is ideal for a keen gardener. Being available to purchase with no onward chain and benefitting from UPVC double glazing and cavity wall insulation the property provides potential purchasers with:- enclosed porch, entrance hallway, separate guest cloakroom with WC and wash hand basin, lounge, large conservatory, kitchen/diner, three bedrooms and and a bathroom.

Outside the property has a wide private rear garden which is mainly lawned being screened to the rear by conifer hedging, single garage and driveway parking.

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



- Three Bedroom Detached Bungalow
- Private Corner Plot
- No Onward Chain
- Lounge & Conservatory
- UPVC Double Glazed & Cavity Wall Insulation
- Garage & Driveway Parking
- Potential to Extend (STPP)





#### 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: E

Tenure: Freehold

#### PORCH

#### ENTRANCE HALL

#### GUEST CLOAKROOM

5' 9" x 4' 7" (1.75m x 1.40m)

#### LOUNGE

17' 1" x 11' 10" (5.21m x 3.61m)

#### CONSERVATORY

13' 1" x 8' 2" (3.99m x 2.49m)

#### KITCHEN/DINER

13' 3" x 10' 1" (4.04m x 3.07m)

#### BEDROOM ONE

13' 0" x 11' 2" (3.96m x 3.40m)

#### BEDROOM TWO

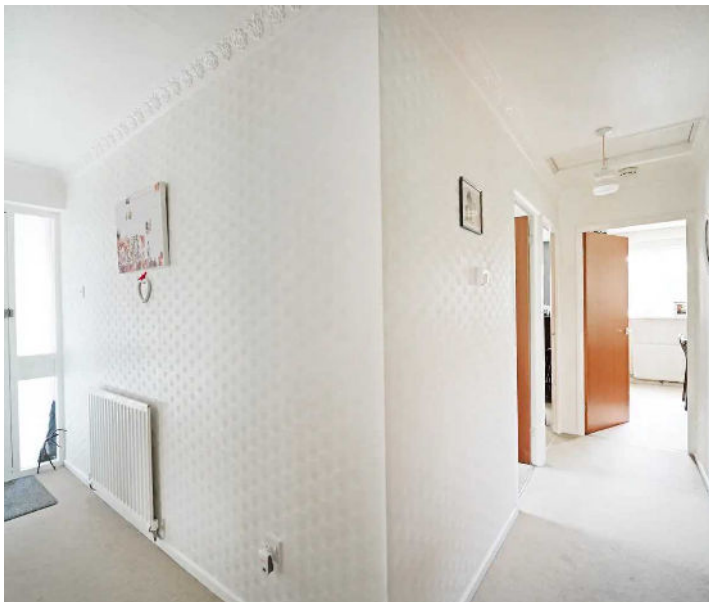
10' 0" x 9' 0" (3.05m x 2.74m)

#### BEDROOM THREE

11' 2" x 7' 3" (3.40m x 2.21m)

#### BATHROOM

8' 4" x 5' 9" (2.54m x 1.75m)







**TOTAL SQUARE FOOTAGE**  
78 sq.m (840 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**GARAGE**  
15' 5" x 8' 2" (4.70m x 2.49m)

**WIDE PRIVATE GARDEN**

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, all carpets, curtains, blinds and light fittings, fitted wardrobes in two bedrooms and garden shed.

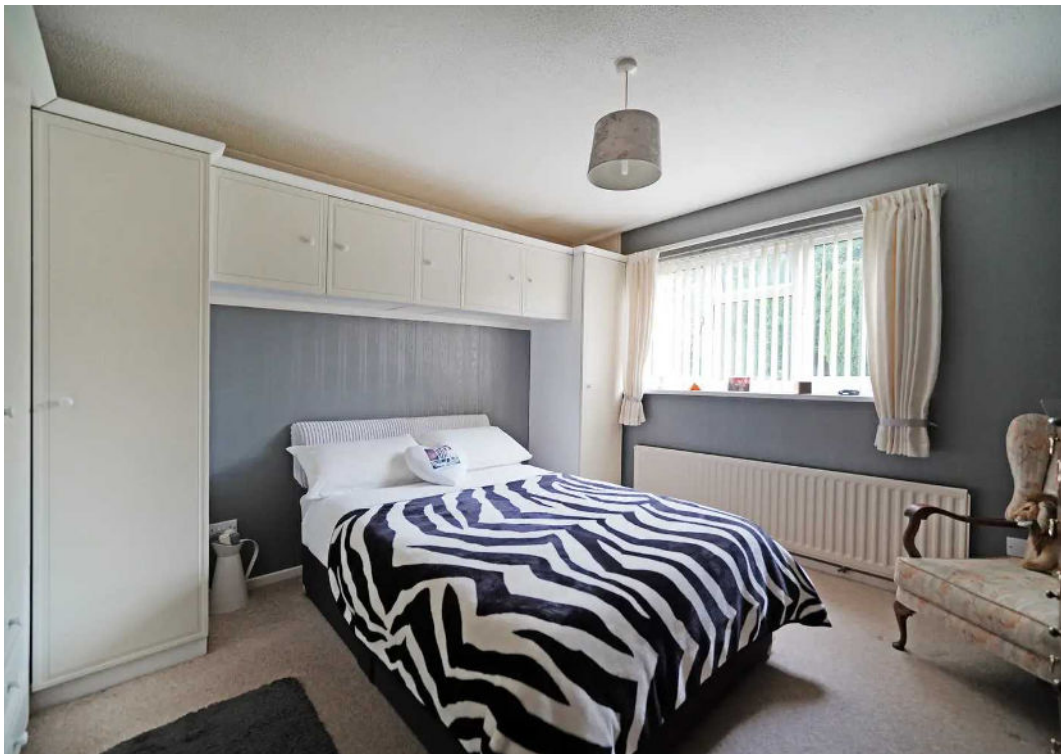
**ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers.

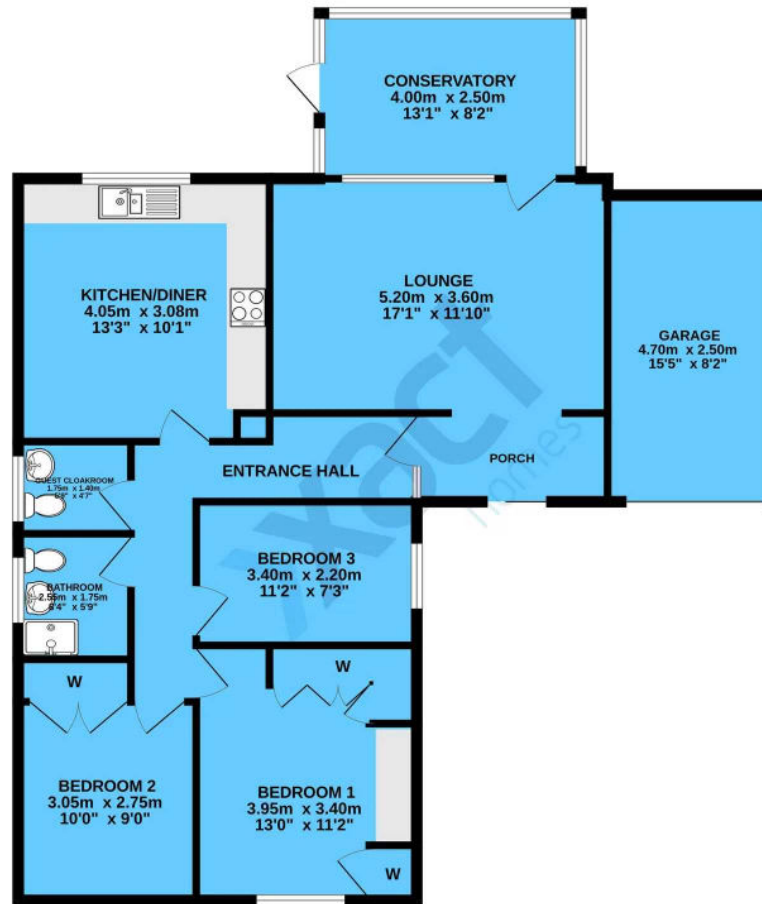
**MONEY LAUNDERING REGULATIONS**

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



TOTAL FLOOR AREA - 78.0 sq.m. (840 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**

170 Station Road, Balsall Common - CV7 7FD

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

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