



Bracebridge Close, Balsall Common

£575,000







## PROPERTY OVERVIEW

This well proportioned (1500sq ft) four bedroom detached property is located in a quiet cul-de-sac within walking distance of the village centre and local schools. Benefitting from a partial garage conversion to create a study / playroom with further potential to extend (STPP) or remodel, the property provides potential purchasers with:- entrance hallway, living room, dining room, breakfast kitchen, utility room, guest WC, four well proportioned bedrooms (1 x en-suite) and a family bathroom.

Outside the property has a wide rear garden, driveway parking for multiple vehicles and a single garage with integral access.

Viewing is by appointment with Xact on 01676 534 411.



- Four Bedroom Detached
- Approximately 1500sq ft
- Potential to Extend (STPP) or Re-Model
- Living Room, Dining Room & Study / Playroom
- En-Suite Principal Bedroom
- Garage & Driveway Parking
- Wide Rear Garden
- Quiet Cul-de-Sac Location





## 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

## HALLWAY

## LIVING ROOM

18' 4" x 13' 1" (5.60m x 4.00m)

## DINING ROOM

8' 10" x 13' 1" (2.70m x 4.00m)

## BREAKFAST KITCHEN

15' 6" x 8' 10" (4.73m x 2.70m)

## UTILITY

11' 9" x 7' 7" (3.58m x 2.31m)

## GUEST WC

## STUDY/PLAYROOM

17' 1" x 8' 5" (5.20m x 2.56m)

## PRINCIPAL BEDROOM

14' 9" x 13' 1" (4.50m x 3.98m)

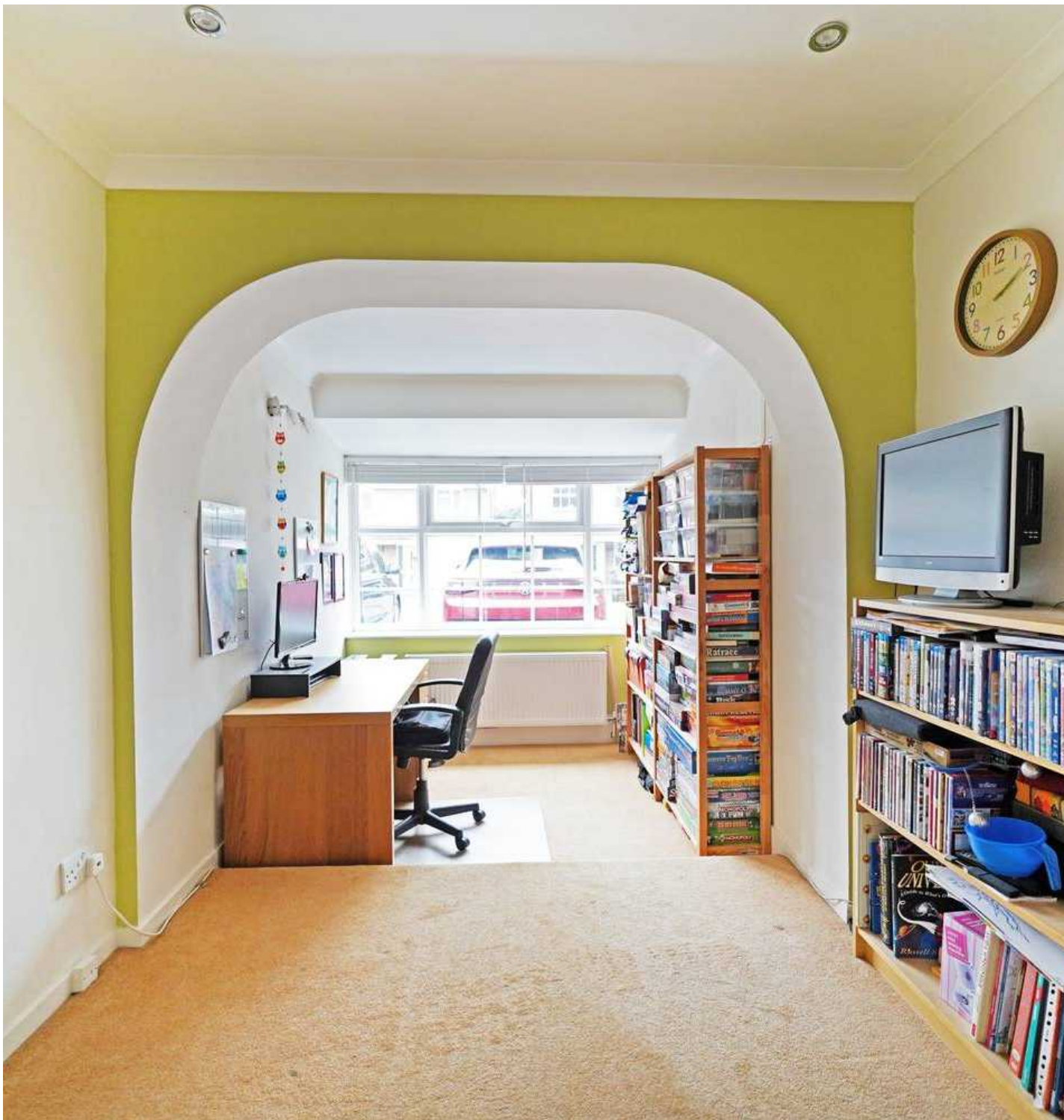
## ENSUITE

## BEDROOM TWO

12' 2" x 8' 10" (3.71m x 2.69m)





**BEDROOM THREE**

12' 6" x 8' 0" (3.80m x 2.45m)

**BEDROOM FOUR**

9' 10" x 9' 2" (3.00m x 2.80m)

**FAMILY BATHROOM**

8' 5" x 6' 2" (2.57m x 1.88m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 139.35 sq.m (1500 sq.ft) approx

**OUTSIDE THE PROPERTY****GARAGE**

18' 5" x 7' 10" (5.61m x 2.40m)

**WIDE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Oven, hob, extractor, fridge and dishwasher, all carpets, blinds and light fittings, fitted wardrobes in bedroom three, garden shed, greenhouse and car charging point.

**ADDITIONAL INFORMATION**

Services - Mains gas, electricity and water on a meter.  
Broadband - Now - available through BT or Virgin. Loft Space - part boarded (between the hatch and the left hand side of the property (the side towards the principal bedroom)), with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

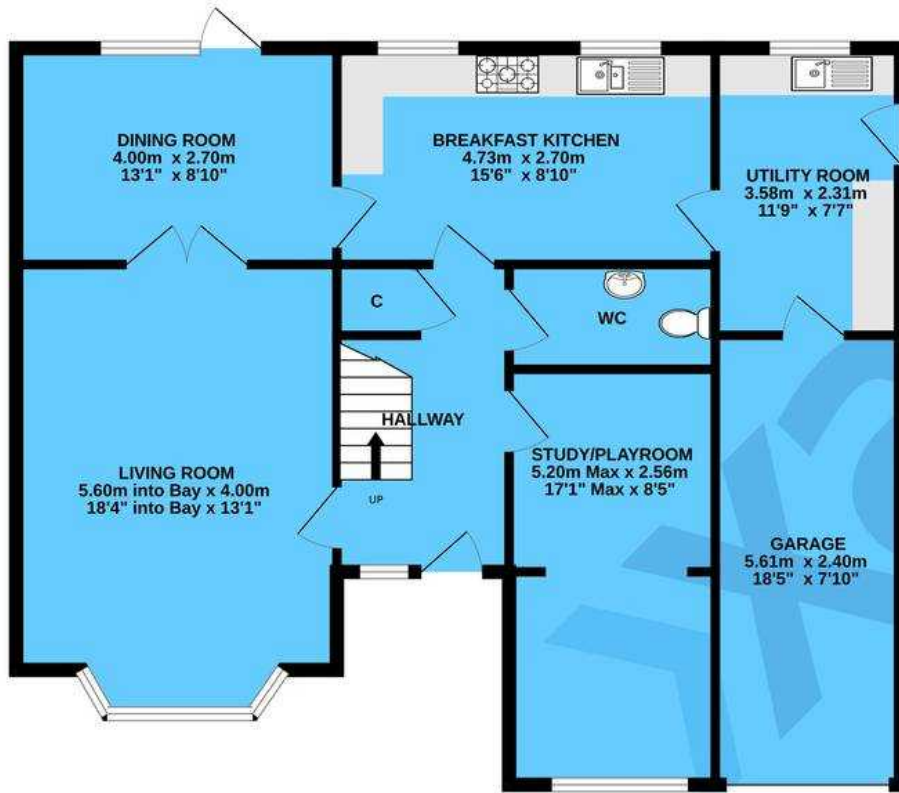
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



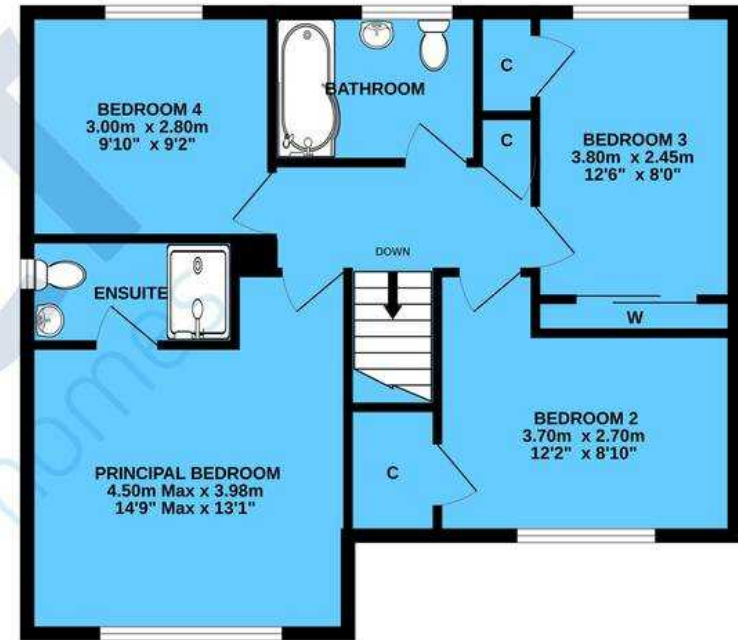




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 139.3 sq.m. (1500 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

