

Greenbank Road, Balsall Common

Offers in Region of **£269,500**

xact HOMES







PROPERTY OVERVIEW

This three bedroom mid-terrace property offers deceptively spacious living accommodation for buyers looking for a good value family home in the village. Being in need of general refurbishment and redecoration and benefitting from a good size rear garden, the property is available to purchase with no onward chain and provides potential purchasers with:- porch, entrance hallway, modern breakfast kitchen, large living room, three bedrooms and a family bathroom.

Outside the front of the property there is currently on road parking, and a front lawned area with the potential to drop the kerb to provide driveway parking.

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: C

Tenure: Freehold

- Three Bedroom Mid-Terrace
- In Need of Redecoration & Refurbishment
- Good Sized Rear Garden
- Gas Central Heating
- Front Garden with Potential to Convert into Driveway Parking



PORCH

HALL

LIVING ROOM
20' 0" x 13' 0" (6.10m x 3.95m)

BREAKFAST KITCHEN
12' 6" x 10' 0" (3.80m x 3.05m)

FIRST FLOOR

BEDROOM ONE
13' 1" x 12' 6" (4.00m x 3.80m)

BEDROOM TWO
12' 6" x 11' 10" (3.80m x 3.60m)

BEDROOM THREE
9' 10" x 7' 3" (3.00m x 2.20m)

BATHROOM
5' 11" x 5' 7" (1.80m x 1.70m)

TOTAL SQUARE FOOTAGE
Total floor area: 93.5 sq.m. = 1006 sq.ft. approx.

OUTSIDE THE PROPERTY

OUTDOOR STORE

GOOD SIZE REAR GARDEN



ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, blinds and light fittings.

ADDITIONAL INFORMATION

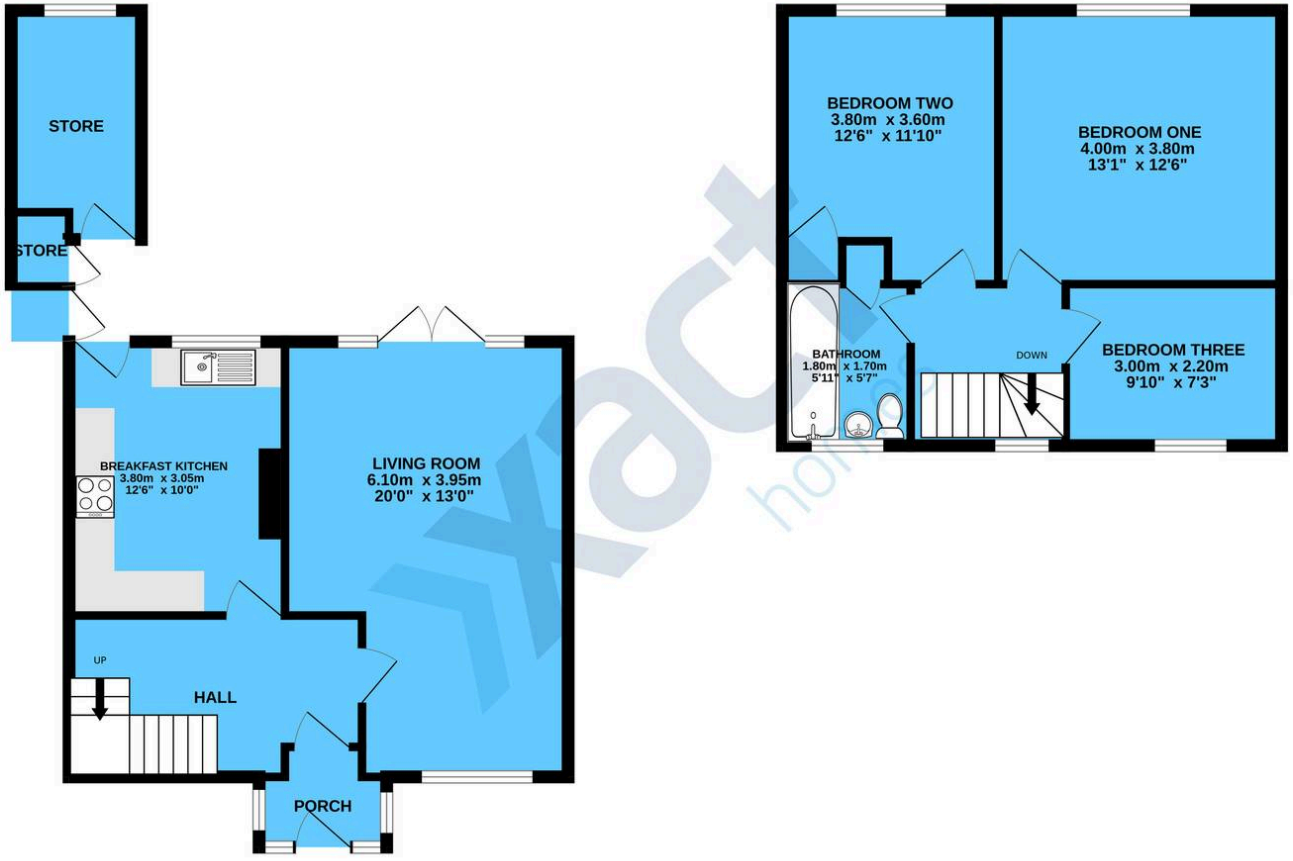
Services - Mains gas, electricity and water. Loft - With ladder and lighting.

INFORMATION FOR POTENTIAL BUYERSS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 93.5 sq.m. (1006 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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