



Tudor Close, Balsall Common
£635,000



PROPERTY OVERVIEW

Presenting this larger style four bedroom detached bungalow, ideally situated in a quiet cul-de-sac and offered to the market with no onward chain. This versatile property is perfectly suited to families seeking spacious accommodation or downsizers looking for single-level living with room to entertain. The generous layout begins with a welcoming entrance hall that leads to the well-proportioned breakfast kitchen, featuring ample space for informal dining and direct access to a separate utility room (providing additional storage and laundry facilities). The living room is generously proportioned and features a large inglenook fireplace and opens into a substantial conservatory which overlooks the rear garden and provides flexible space for relaxation or entertaining guests. The principal bedroom benefits from an en-suite shower room (ensuring privacy and convenience), while three further bedrooms provide comfortable accommodation for family members or visitors. The family bathroom is well-appointed, serving the additional bedrooms with ease. The property offers further potential to modernise or extend (subject to planning permission), allowing buyers to tailor the space to their individual needs and tastes. Storage is plentiful throughout, including built-in wardrobes and a useful airing cupboard.





The double garage provides secure parking or workshop space, complemented by driveway parking for multiple vehicles. This bungalow is positioned in a sought-after residential area, combining a peaceful setting with easy access to local amenities, schools, and transport links. With its flexible accommodation, scope for personalisation, and desirable location, this property represents a rare opportunity for buyers looking to create a long-term home.

Viewing is by prior 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: F

Tenure: Freehold



- Larger Style Four Bedroom Detached Bungalow
- Suitable for Families or Downsizers
- No Onward Chain
- Potential to Modernise or Extend (STPP)
- Breakfast Kitchen & Separate Utility Room
- En-Suite Principal Bedroom
- Large Conservatory & Private Wrap Around Garden
- Double Garage and Driveway Parking
- Quiet Cul-de-Sac Location



PORCH

ENTRANCE HALL

WC

LIVING ROOM

23' 11" x 20' 10" (7.28m x 6.35m)

CONSERVATORY

17' 1" x 16' 10" (5.21m x 5.13m)

BREAKFAST KITCHEN

17' 0" x 13' 11" (5.19m x 4.24m)

UTILITY ROOM

INTEGRAL DOUBLE GARAGE

15' 6" x 15' 2" (4.72m x 4.62m)

PRINCIPAL BEDROOM

15' 11" x 15' 2" (4.85m x 4.62m)

ENSUITE

9' 7" x 4' 9" (2.92m x 1.45m)

BEDROOM TWO

14' 8" x 14' 0" (4.48m x 4.26m)

BEDROOM THREE

11' 11" x 11' 10" (3.62m x 3.61m)

BEDROOM FOUR

13' 11" x 9' 0" (4.24m x 2.74m)

BATHROOM

11' 3" x 6' 11" (3.43m x 2.11m)

TOTAL SQUARE FOOTAGE

212.8 sq.m (2291 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING MULTIPLE VEHICLES

PRIVATE WRAP AROUND GARDEN

ITEMS INCLUDED IN THE SALE

Neff Integrated oven, Neff Integrated hob, Neff Extractor, Neff Microwave, Fridge/freezer, Neff Dishwasher, Washing machine, Garden shed, Electric garage door, All carpets, blinds and light fittings, Some curtains and Fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

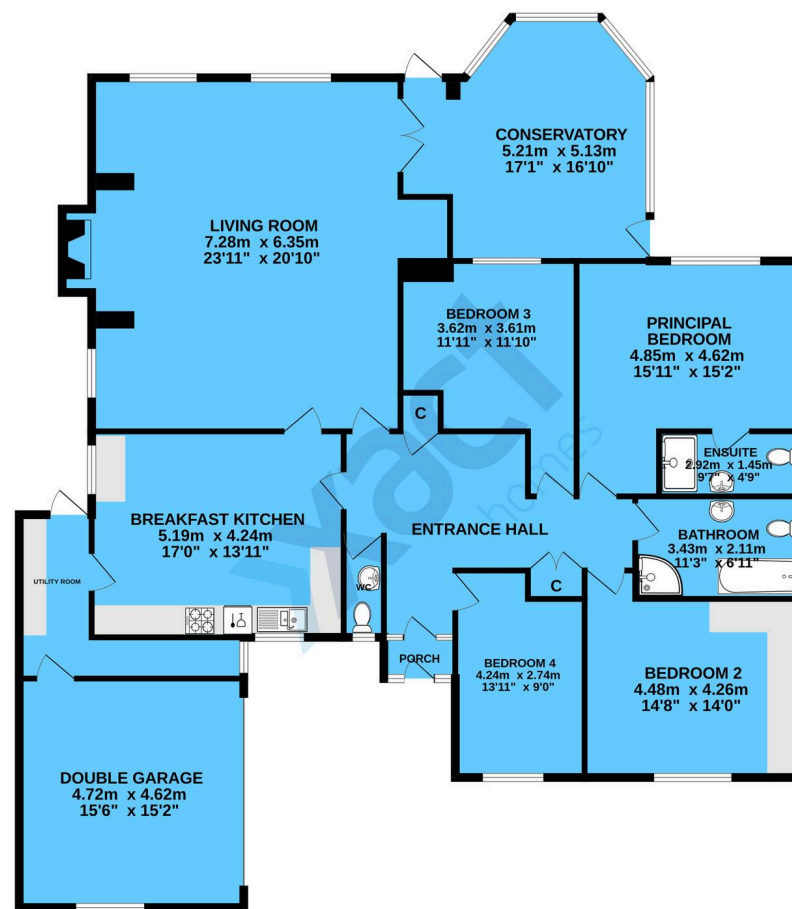
Services – mains electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – part boarded.

INFORMATION FOR POTENTIAL BUYERS

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



TOTAL FLOOR AREA: 212.8 sq.m. (2291 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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