



Duggins Lane, Coventry
£365,000





PROPERTY OVERVIEW

This traditional extended four bedroom semi-detached property is situated in a sought after semi-rural location on the outskirts of Balsall Common overlooking open fields to the front and is available to purchase with no onward chain. Providing some scope for modernisation and extension (STPP) the accommodation provides potential purchasers with:- entrance hallway, sitting room, living room, kitchen, utility, conservatory, four bedrooms and a family bathroom.

Outside the property has an exceptionally long South facing rear garden, garage and off road driveway parking for two vehicles.

Viewing is by appointment with Xact on 01676 534 411.



- Extended Four Bedroom Semi-Detached
- Potential to Modernise or Extend (STPP)
- No Onward Chain
- Two Reception Rooms + Conservatory
- Overlooking Open Fields to The Front
- Garage & Off Road Parking
- Long South Facing Rear Garden



PROPERTY LOCATION

The property is located approximately 1 mile away from the centre of Balsall Common & Berkswell making it ideally situated for access to Solihull, Coventry, Kenilworth and Birmingham. Balsall Common being the nearest 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: D

Tenure: Freehold

ENTRANCE HALL

SITTING ROOM

11' 1" x 12' 6" (3.37m x 3.80m)

LIVING ROOM

12' 1" x 18' 7" (3.69m x 5.66m)

KITCHEN

6' 4" x 15' 7" (1.94m x 4.74m)

CONSERVATORY

8' 4" x 11' 5" (2.53m x 3.47m)



**UTILITY**

6' 11" x 18' 3" (2.10m x 5.55m)

WC**INTEGRAL GARAGE**

7' 4" x 10' 11" (2.24m x 3.33m)

FIRST FLOOR**BEDROOM ONE**

11' 4" x 13' 0" (3.45m x 3.96m)

BEDROOM TWO

9' 1" x 11' 3" (2.77m x 3.44m)

BEDROOM THREE

7' 5" x 17' 0" (2.25m x 5.17m)

BEDROOM FOUR

6' 4" x 7' 11" (1.93m x 2.42m)

BATHROOM

5' 11" x 7' 7" (1.81m x 2.32m)

TOTAL SQUARE FOOTAGE

135.0 sq.m (1454 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LONG SOUTH FACING REAR GARDEN****ITEMS INCLUDED IN THE SALE**

TBC

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.



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.

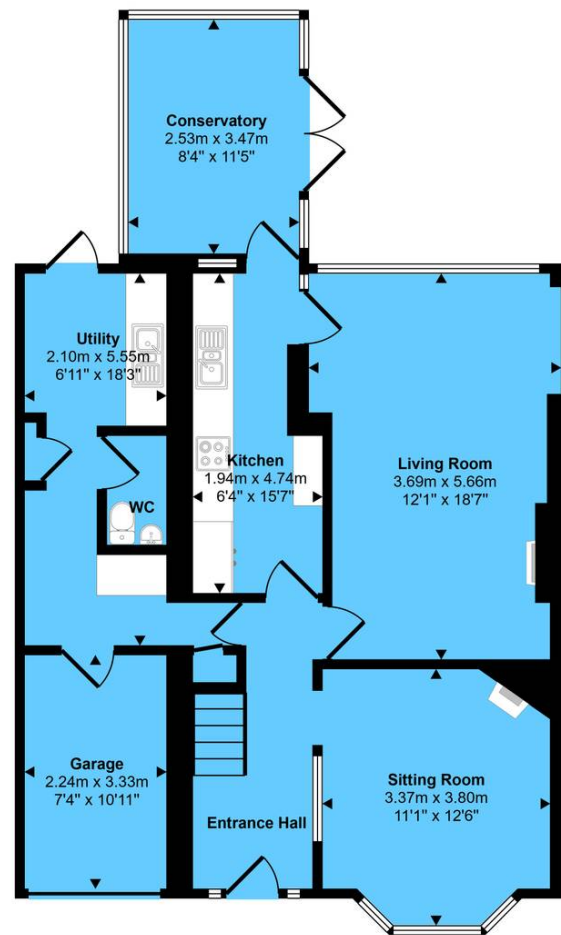
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



Approx Gross Internal Area
135 sq m / 1454 sq ft



Ground Floor
Approx 83 sq m / 893 sq ft



First Floor
Approx 52 sq m / 561 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

170 Station Road, Balsall Common – CV7 7FD

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

xact
HOMES

