



Green Lane, Balsall Common
£265,000



PROPERTY OVERVIEW

This three bedroom end terrace house presents an excellent opportunity for buyers seeking a property with potential, offered to the market with no onward chain. Situated within easy walking distance of the village centre, the property features a spacious living room, which provides a comfortable setting for relaxation, while a separate small dining room offers a dedicated space for family meals or entertaining guests. The kitchen has scope for modernisation and potential to extend (subject to planning permission), allowing buyers to tailor the space to their individual needs. Upstairs, three well-sized bedrooms provide flexible accommodation for families, couples or those seeking a home office, all served by a family bathroom. Additional highlights include driveway parking to the front of the property, ensuring ease of access and convenience, as well as a storage garage that offers practical solutions for bicycles, tools or other household items. The private rear garden is an attractive feature, offering a pleasant outlook and further potential for landscaping or outdoor entertaining (subject to requirements).



With its traditional layout and generous proportions, this semi detached house represents an ideal prospect for those wishing to refurbish or extend, whether looking to create a contemporary family home or an investment opportunity.

Viewing is by prior appointment with Xact on 01676 5634 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: E

Tenure: Freehold



- Three Bedroom End Terrace
- No Onward Chain
- Potential to Refurbish / Extend (STPP)
- Living Room, Small Dining Room & Conservatory
- Private Rear Garden
- Ideally positioned for the Village Centre
- Driveway Parking & Garage Store



ENTRANCE HALL

KITCHEN

8' 4" x 9' 11" (2.54m x 3.01m)

LIVING ROOM

15' 6" x 11' 7" (4.73m x 3.53m)

DINING ROOM

7' 9" x 9' 7" (2.36m x 2.91m)

CONSERVATORY

14' 11" x 25' 3" (4.54m x 7.69m)

FIRST FLOOR

BEDROOM ONE

12' 3" x 11' 7" (3.74m x 3.53m)

BEDROOM TWO

8' 2" x 10' 4" (2.48m x 3.16m)

BEDROOM THREE

11' 3" x 7' 2" (3.43m x 2.18m)

BATHROOM

9' 1" x 6' 0" (2.77m x 1.84m)

OUTSIDE THE PROPERTY

GARAGE STORE

8' 0" x 7' 11" (2.43m x 2.42m)

TOTAL SQUARE FOOTAGE

101.0 sq.m (1085 sq.ft) approx.

DRIVEWAY PARKING

PRIVATE REAR GARDEN

**ITEMS INCLUDED IN THE SALE**

Integrated oven, Integrated hob, Fridge, All carpets, curtains and light fittings.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. 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.

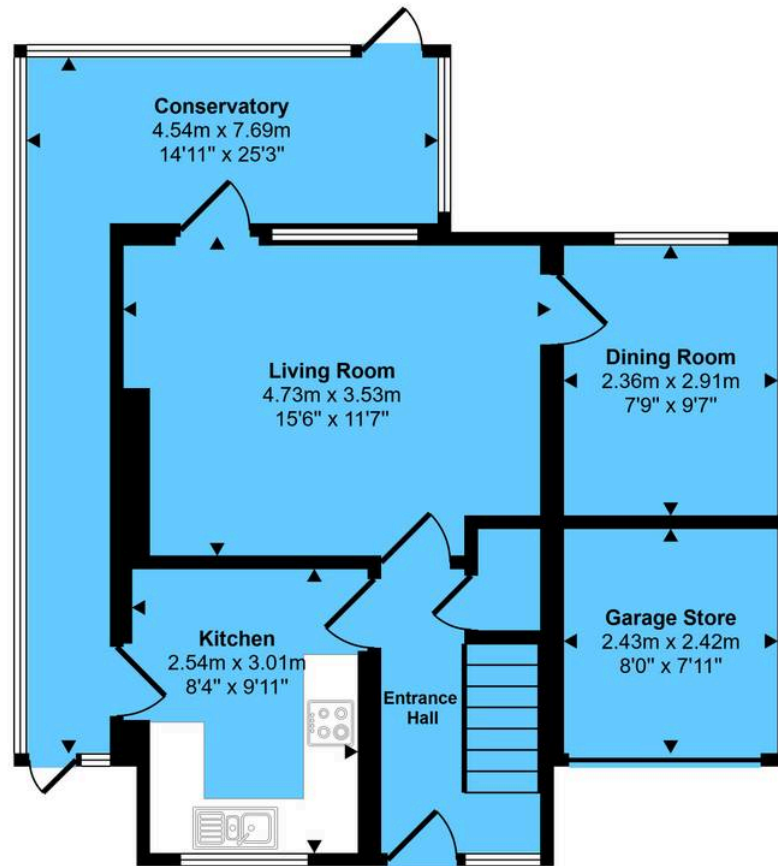
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

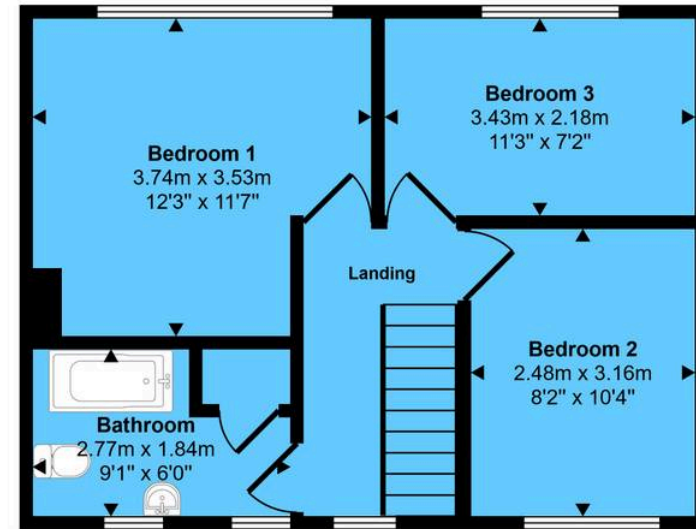
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
101 sq m / 1085 sq ft



Ground Floor
Approx 61 sq m / 653 sq ft



First Floor
Approx 40 sq m / 432 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

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