

Balsall Street East, Balsall Common

Guide Price £695,000

xact HOMES







PROPERTY OVERVIEW

This traditional four bedroom detached property presents an excellent opportunity for families and professionals seeking a spacious and well maintained home, offered with the added benefit of no onward chain.

The accommodation is thoughtfully arranged and well presented throughout, providing a comfortable and inviting living environment. Upon entering, you are greeted by a welcoming hallway that leads to the principal reception spaces, including a bright and airy living room, a separate dining room and a bespoke breakfast kitchen which is fitted with a range of modern units and integrated appliances with access to a versatile conservatory that offers an additional area for relaxation or family gatherings. The ground floor accommodation is completed with a larger than average utility room, guest WC and an enclosed walk in pantry / small office space.

Upstairs, the property features four generously proportioned bedrooms, with the principal bedroom enjoying the convenience of its own en-suite shower room, while the remaining bedrooms are served by a well appointed family bathroom. Storage has been thoughtfully considered throughout, ensuring practicality for everyday living.

A particular highlight of this home is the detached garage to the rear of the property offering a flexible space suitable for hobbies, storage, or as a workshop.







The long rear garden provides a pleasant outlook from the main living spaces and offers scope for a variety of uses, whether as a play area or a peaceful retreat. This property combines traditional charm with modern comforts, and its location provides access to local amenities, reputable schools, and transport links.

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 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

- Traditional Four Bedroom Detached Property
- No Onward Chain
- Well Presented Throughout
- Living Room, Dining Room & Conservatory
- Breakfast Kitchen
- En-Suite Principal Bedroom
- Detached Garage / Workshop
- Long Rear Garden



HALLWAY

LIVING ROOM
23' 9" x 12' 0" (7.23m x 3.66m)

DINING ROOM
13' 11" x 12' 0" (4.25m x 3.65m)

CONSERVATORY
13' 9" x 8' 10" (4.20m x 2.70m)

BREAKFAST KITCHEN
15' 11" x 12' 1" (4.85m x 3.68m)

UTILITY ROOM
10' 4" x 8' 0" (3.15m x 2.45m)

OFFICE
8' 0" x 4' 9" (2.43m x 1.45m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM
14' 9" x 12' 4" (4.50m x 3.75m)

ENSUITE

BEDROOM TWO
12' 2" x 12' 0" (3.72m x 3.67m)

BEDROOM THREE
12' 6" x 10' 7" (3.80m x 3.23m)

BEDROOM FOUR
11' 6" x 8' 9" (3.50m x 2.67m)

BATHROOM
15' 5" x 9' 2" (4.70m x 2.80m)



GARAGE
19' 8" x 13' 9" (6.00m x 4.20m)

TOTAL SQUARE FOOTAGE
182.8 sq.m (1968 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LONG REAR GARDEN

ITEMS INCLUDED IN THE SALE
Integrated oven, Integrated hob, Extractor, Fridge, Freezer, Fridge/freezer, Dishwasher, Garden shed, Greenhouse, All carpets, blinds and light fittings and Some Curtains.

ADDITIONAL INFORMATION
Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises).

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.











TOTAL FLOOR AREA : 182.8 sq.m. (1968 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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