

# Dengate Drive, Balsall Common

Offers Over **£315,000**

xact HOMES







PROPERTY OVERVIEW

This well presented two bedroom mid-terrace house offers an ideal blend of modern comfort and practicality, perfectly situated close to the village centre and the Grange Park. The property welcomes you with a bright entrance hall, leading to a spacious living / dining room that features French doors opening out onto the rear garden. The contemporary fitted kitchen is thoughtfully designed with underfloor heating and a full range of integrated appliances. A convenient guest WC is also located on the ground floor, providing added functionality for residents and visitors alike. Upstairs, you will find two generous double bedrooms, both benefitting from fitted wardrobes that offer ample storage and help to maintain a clutter-free environment with both being serviced by the family bathroom having a bath with shower above. Outside the property has a low maintenance rear garden, driveway parking for two vehicles and a single garage for additional storage or secure parking. This mid-terrace house is ideally suited to first-time buyers, young professionals or those looking to downsize without compromising on quality or location and presents a rare opportunity to secure a move-in ready property in a sought-after setting.

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: C

Tenure: Freehold

- Two Bedroom Mid-Terrace
- Fitted Kitchen with Underfloor Heating and Integrated Appliances
- Living / Dining Room with French Doors to Rear Garden
- Two Double Bedrooms (both with fitted wardrobes)
- Guest WC
- Low Maintenance Rear Garden
- Driveway Parking for Two / Three Cars + Single Garage
- Close to Village Centre & The Grange Park



**ENTRANCE HALL**

**WC**

**KITCHEN**
8' 4" x 7' 4" (2.55m x 2.23m)

**LIVING/DINING ROOM**
16' 5" x 13' 8" (5.00m x 4.16m)

**FIRST FLOOR**

**BEDROOM ONE**
13' 7" x 9' 7" (4.13m x 2.93m)

**BEDROOM TWO**
13' 7" x 8' 4" (4.15m x 2.55m)

**BATHROOM**
7' 3" x 6' 5" (2.20m x 1.95m)

**OUTSIDE THE PROPERTY**

**GARAGE**
16' 7" x 8' 4" (5.06m x 2.53m)

**TOTAL SQUARE FOOTAGE**
74.2 sq.m (799 sq.ft) approx.

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LOW MAINTENANCE REAR GARDEN**

**ITEMS INCLUDED IN THE SALE**
Bosch integrated oven, Lamona integrated hob, extractor, underfloor heating, bike shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

**ADDITIONAL INFORMATION**
Services - water on a meter, mains gas, 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.



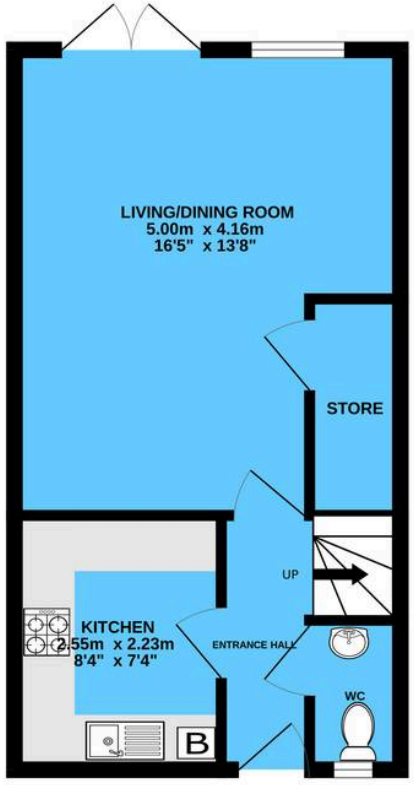






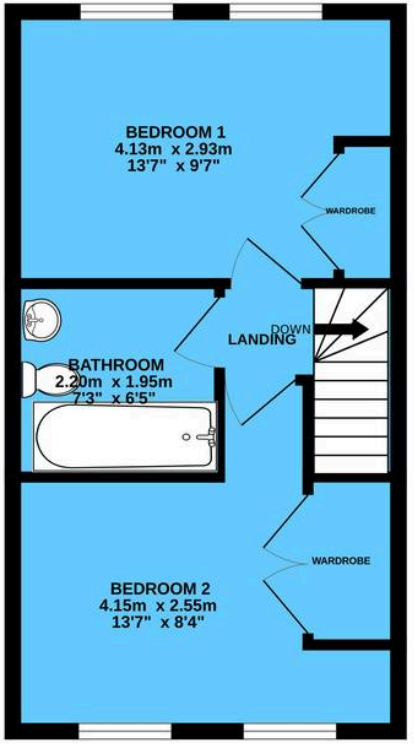
GROUND FLOOR

1ST FLOOR










TOTAL FLOOR AREA : 74.2 sq.m. (799 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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