



Balsall Street, Balsall Common

Offers Over £400,000





## PROPERTY OVERVIEW

This traditional extended three bedroom semi-detached home is located on a desirable street within walking distance of both the village centre and open countryside, and being conveniently situated for access to Balsall Common's primary and secondary schools. With further potential to extend (STPP) the property is well presented throughout and offers flexible living accommodation to provide either a ground floor annex or generous living space for a growing family. In summary the property provides potential purchasers with: enclosed porch, entrance hallway, lounge, breakfast kitchen, conservatory, study area, sun lounge / garden room, ground floor bedroom with en-suite shower room and to the first floor three bedrooms and a family bathroom. Outside there is a private low maintenance front garden, generously sized rear garden with access for car parking.





#### 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: D

Tenure: Freehold

- Four Bedroom Semi-Detached
- Ground Floor Annex
- Well Presented Throughout
- Breakfast Kitchen & Conservatory
- Living Room, Sun Lounge & Study
- Ground Floor Bedroom with En-Suite
- Three First Floor Bedrooms
- Family Bathroom
- Large Private Garden





## ENTRANCE PORCH

## ENTRANCE HALLWAY

## LOUNGE

13' 7" x 13' 5" (4.13m x 4.08m)

## KITCHEN

16' 9" x 10' 5" (5.1m x 3.17m)

## CONSERVATORY

10' 8" x 10' 2" (3.24m x 3.09m)

## STUDY AREA

## SNUG LOUNGE/GARDEN ROOM

16' 6" x 14' 5" (5.04m x 4.4m)

## BEDROOM ONE

8' 1" x 7' 12" (2.46m x 2.43m)

## ENSUITE

## FIRST FLOOR

## BEDROOM TWO

11' 6" x 9' 3" (3.5m x 2.83m)

## BEDROOM THREE

10' 10" x 9' 7" (3.31m x 2.92m)

## BEDROOM FOUR

8' 9" x 7' 0" (2.67m x 2.14m)

## BATHROOM





## **OUTSIDE THE PROPERTY**

### **GARDEN**

### **PARKING TO THE REAR**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, all carpets, all blinds, fitted wardrobes in three bedrooms, light fittings (TBC) and garden shed

### **ADDITIONAL INFORMATION**

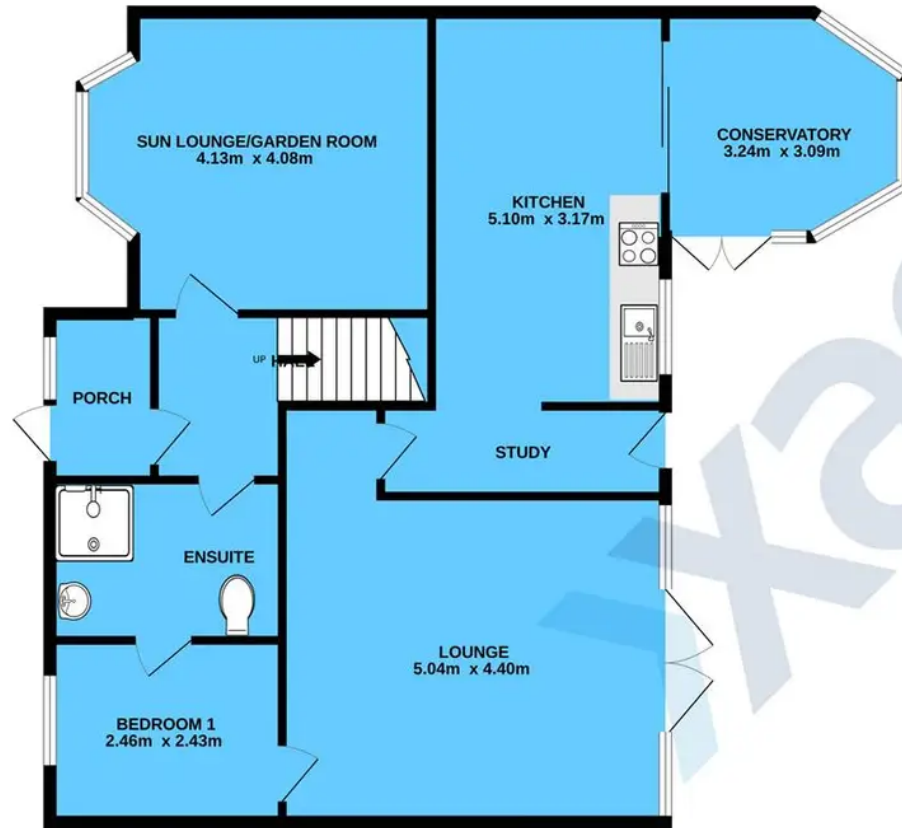
Services - Mains gas, electricity and mains sewers.  
Broadband - Virgin Media Fibre-Optic. Loft Space -  
Boarded with ladder and lighting.

### **MONEY LAUNDERING REGULATIONS**

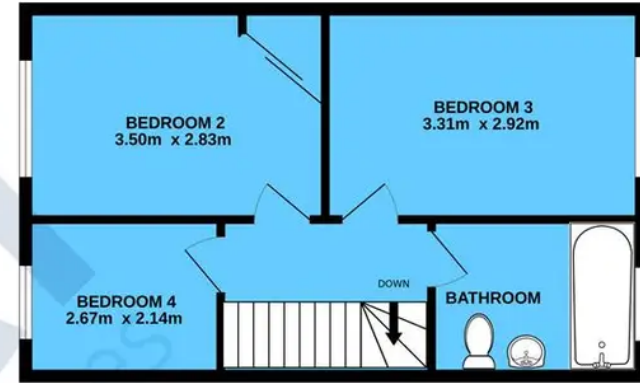
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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