



Arden Close, Balsall Common

£299,950





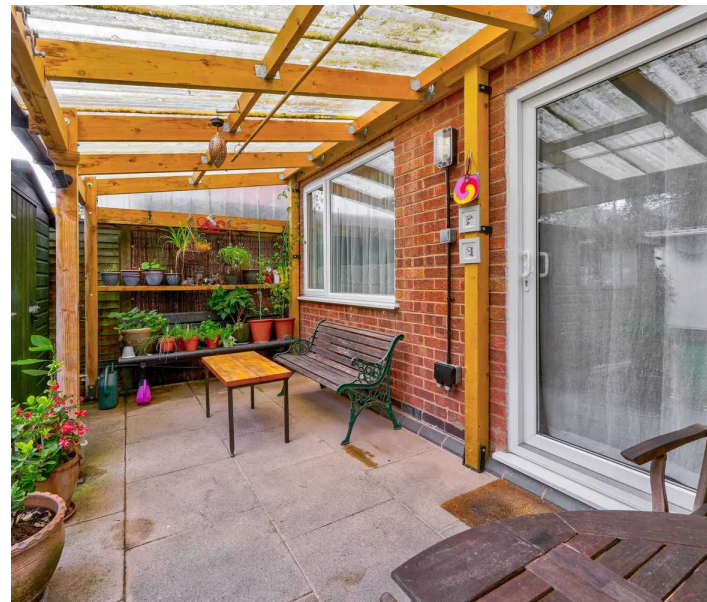
PROPERTY OVERVIEW

This three bedroom home is ideally located for access to the village centre and provides an excellent opportunity for a first family home or an older buyer looking to downsize. In summary the property provides potential purchasers: - enclosed porch, entrance hallway, full width lounge, kitchen, three bedrooms and a family bathroom.

Outside there is a private rear garden with a full width veranda, enabling the garden to be enjoyed in all weathers. There is also a good sized workshop, which could also be utilised as an office, studio or home gym, as it is brick built and has electricity, lighting, double glazing and roof insulation.

There is also a secure gated rear entry which provides additional access to the workshop.

There is a driveway with parking for two vehicles and a single integral garage which has a doorway into the hall, so provides easy access and gives the potential to be converted into an extra room if desired.





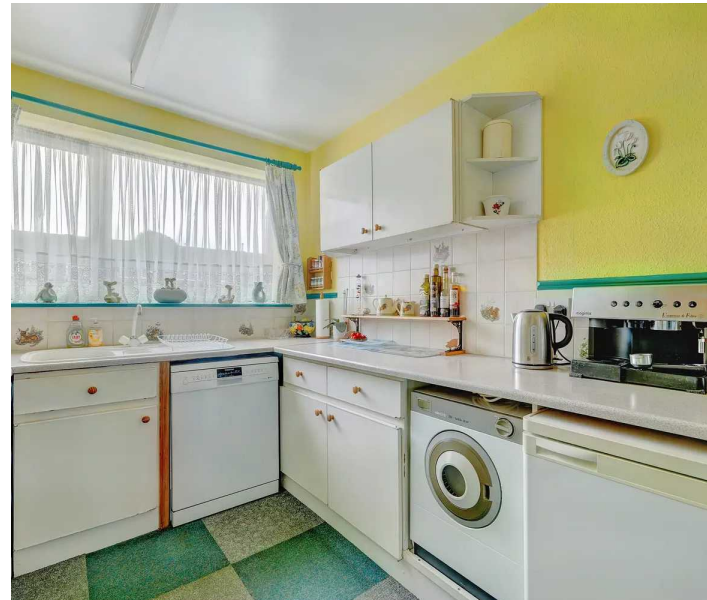
PROPERTY LOCATION

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

- Three Bedroom House
- Close to Village Centre
- Lounge / Dining Room
- Kitchen
- Family Bathroom
- Private Rear Garden
- Workshop
- Garage & Driveway Parking





Enclosed Porch

Entrance Hallway

Lounge/Diner

19' 0" x 10' 6" (5.8m x 3.2m)

Kitchen

8' 2" x 12' 6" (2.5m x 3.8m)

First Floor

Bedroom One

12' 2" x 10' 10" (3.7m x 3.3m)

Bedroom Two

8' 10" x 10' 0" (2.7m x 3.05m)

Bedroom Three

6' 11" x 10' 10" (2.1m x 3.3m)

Bathroom

10' 2" x 6' 1" (3.1m x 1.85m)

Outside The Property

Workshop

12' 8" x 11' 10" (3.85m x 3.6m)

Garage

10' 10" x 16' 4" (3.3m x 4.98m)

North West Facing Garden





ITEMS INCLUDED IN THE SALE

All carpets, all curtains, fitted wardrobes in two bedrooms, all light fittings (not shades), garden shed, all shelving in garage and all shelving in workshop (lockers and work benches not included) workshop to stay

MONEY LAUNDERING REGULATIONS

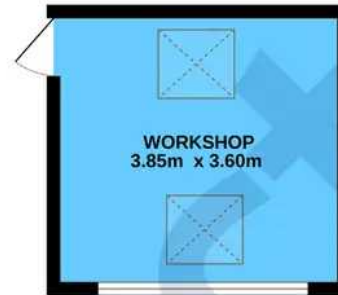
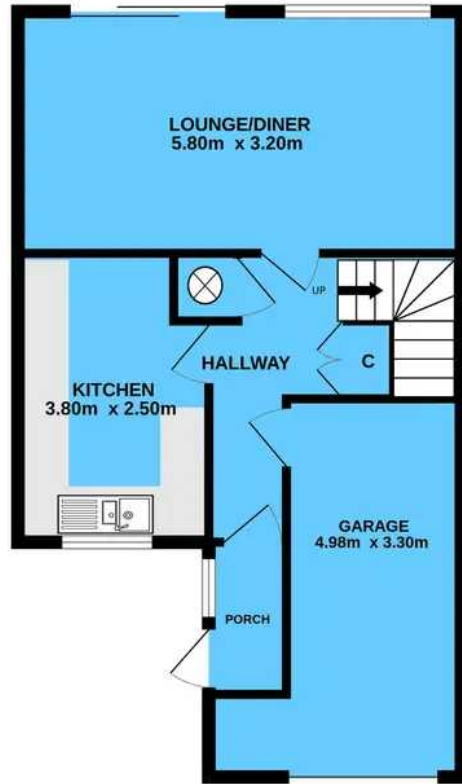
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

ADDITIONAL INFORMATION

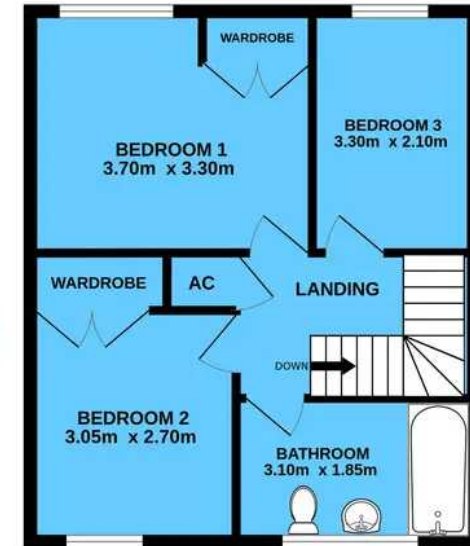
Services - Water meter, mains gas, electricity and mains sewers. Broadband - BT. Loft space - Part Boarded.



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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SALES & LETTINGS

