



Station Road, Balsall Common

£435,000







#### PROPERTY OVERVIEW

Located in a sought after location and being ideally placed for access to the village centre is this extended four bedroom traditional semi-detached property which is well presented throughout. Set back behind driveway that provides parking for several vehicles this traditional family home provides potential purchasers with; entrance hallway, lounge, family room, breakfast kitchen, study, guest WC, four bedrooms and a refitted family bathroom. Outside the property provides a generous rear garden, garage and off road parking for several vehicles.

#### 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







- Extended Four Bedroom Semi
- Well Presented Throughout
- Walking Distance to Village Centre
- Open Plan Breakfast Kitchen
- Lounge, Family Room & Study Area
- Re-Fitted Family Bathroom
- Long Rear Garden
- Garage & Off Road Parking

#### Hall

#### LOUNGE

15' 1" x 12' 1" (4.59m x 3.69m)

#### FAMILY ROOM

14' 10" x 9' 3" (4.53m x 2.83m)

#### BREAKFAST KITCHEN (L SHAPED)

18' 1" x 17' 11" (5.51m x 5.46m)

#### STUDY

9' 3" x 8' 2" (2.83m x 2.50m)

#### UTILITY

6' 9" x 5' 0" (2.05m x 1.52m)

#### WC

5' 0" x 3' 1" (1.52m x 0.93m)

#### FIRST FLOOR

#### MASTER BEDROOM

15' 3" x 10' 4" (4.65m x 3.16m)

#### BEDROOM TWO

12' 0" x 9' 5" (3.67m x 2.87m)

#### BEDROOM THREE

8' 11" x 8' 8" (2.73m x 2.65m)

#### BEDROOM FOUR

9' 2" x 7' 2" (2.80m x 2.19m)

#### BATHROOM

11' 6" x 7' 2" (3.51m x 2.19m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

11' 0" x 8' 2" (3.35m x 2.50m)

### **WEST FACING REAR GARDEN**

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

AEG oven, hob and dishwasher, Elica extractor, garden shed and all carpets and blind.

### **ADDITIONAL INFORMATION**

Services - Mains gas and electricity. Broadband - Virgin. Loft Space - Boarded with ladder and lighting.

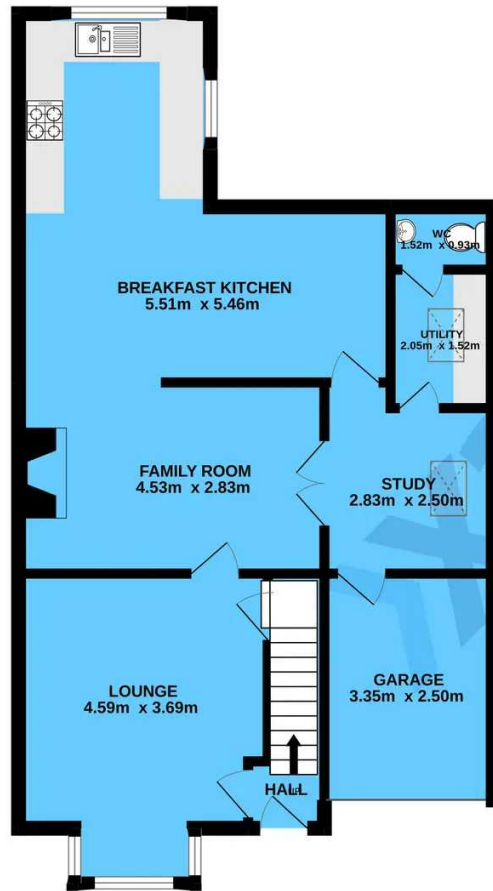
### **MONEY LAUNDERING REGULATIONS**

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.

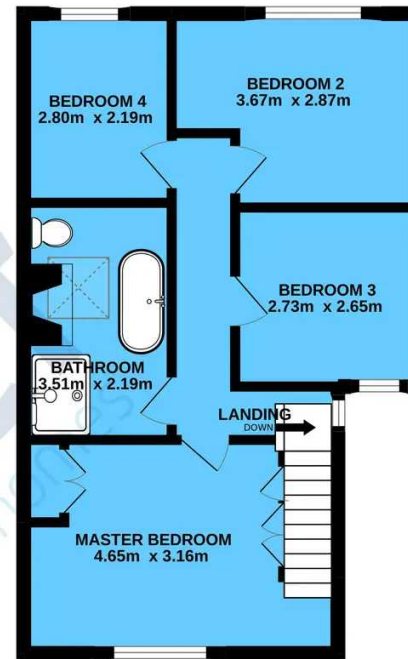




GROUND FLOOR



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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# Xact Homes

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