



Speedwell Drive, Balsall Common

Guide Price £650,000





PROPERTY OVERVIEW

This modern extended four bedroom detached property is located in a quiet cul-de-sac within walking distance to village centre. Being well presented throughout and available to purchase with no onward chain the property provides potential purchasers with:- entrance hallway, living room, breakfast kitchen, garden room, utility room, conservatory, guest WC, three bedrooms, fourth bedroom/study, two with en-suite facilities, family bathroom and a low maintenance, walled rear garden. To the front the property there is driveway parking and an integral garage which can also be accessed from the garden room.

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





- Four Bedroom Detached House
- No Onward Chain
- Well Presented Throughout
- Two x En-Suite Bedrooms
- Breakfast Kitchen
- Living Room, Conservatory & Grden Room
- Walking Distance to Village Centre
- Low Maintenance Walled Rear Garden
- Garage & Off Road Parking

ENTRANCE HALLWAY

WC

LIVING ROOM

13' 11" x 11' 2" (4.25m x 3.4m)

UTILITY ROOM

5' 9" x 6' 3" (1.75m x 1.9m)

KITCHEN/DINING ROOM

21' 12" x 9' 2" (6.7m x 2.8m)

CONSERVATORY

11' 8" x 9' 10" (3.55m x 3m)

GARDEN ROOM

11' 4" x 6' 7" (3.45m x 2m)





FIRST FLOOR

BEDROOM ONE

14' 5" x 11' 4" (4.4m x 3.45m)

ENSUITE

10' 8" x 6' 1" (3.25m x 1.85m)

BEDROOM TWO

13' 11" x 11' 8" (4.25m x 3.55m)

ENSUITE

5' 7" x 6' 3" (1.7m x 1.9m)

BEDROOM THREE

10' 12" x 9' 4" (3.35m x 2.85m)

STUDY/BEDROOM FOUR

11' 4" x 8' 0" (3.45m x 2.45m)

BATHROOM

7' 9" x 6' 3" (2.35m x 1.9m)

OUTSIDE THE PROPERTY

GARAGE

11' 4" x 18' 1" (3.45m x 5.5m)

GARDEN

ITEMS INCLUDED IN THE SALE

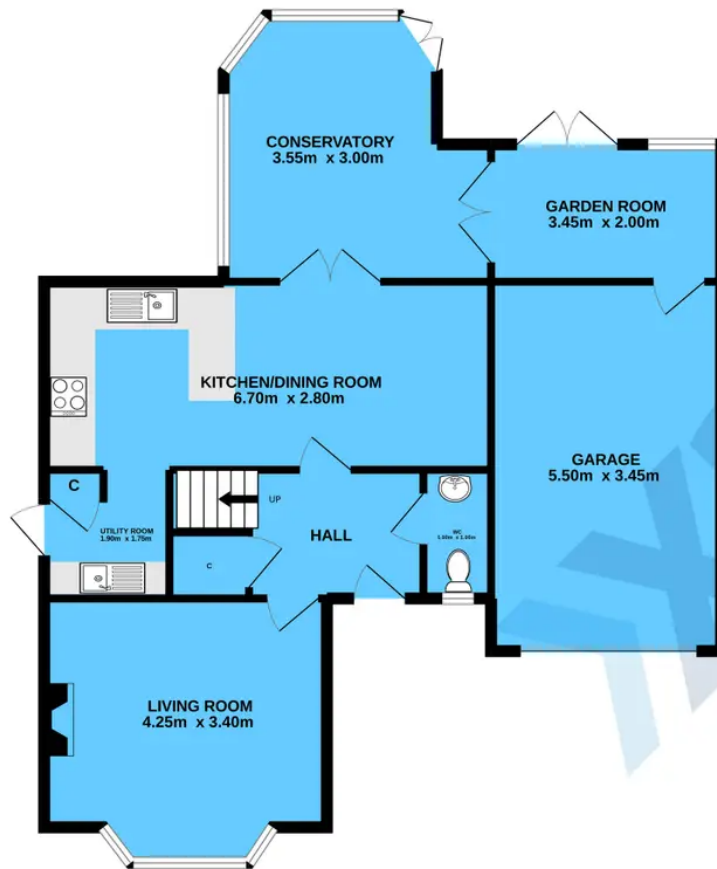
Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in four bedrooms, all light fittings and electric garage door

ADDITIONAL INFORMATION

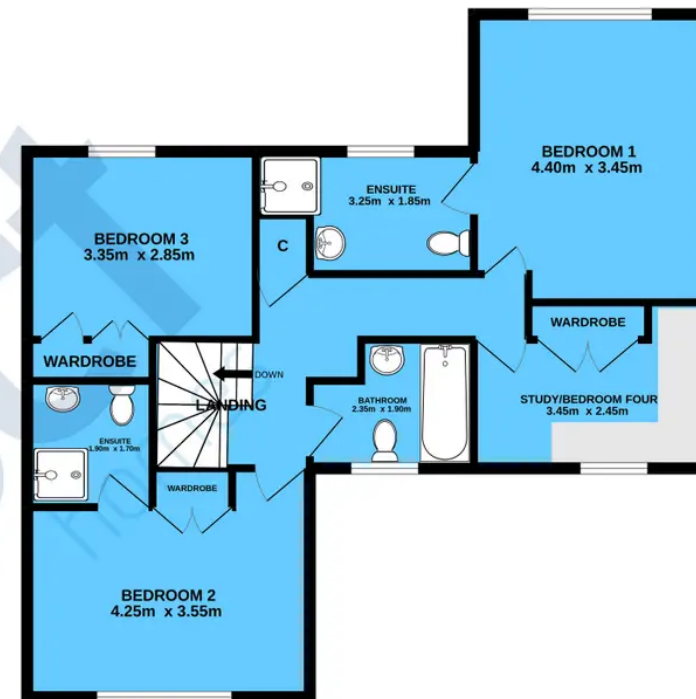
Services: Water meter, mains gas, electricity and mains sewers. (electric heaters in conservatory) Broadband: Vodafone. Loftspace: Boarded with ladder



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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