



Balsall Street, Balsall Common

£339,750





PROPERTY OVERVIEW

This three bedroom home offers potential to refurbish and extend (STPP) and provides an excellent opportunity for a first family home or an older buyer looking to downsize. In summary the property provides potential purchasers: - entrance hallway, full width lounge, kitchen, dining room, three genuine double bedrooms and a family bathroom. The vendor has also had a new boiler installed in June 2023.

Outside there is a wide rear garden which is mostly lawned and to the front of the property is a gravel driveway with parking for two vehicles and a side lawn which could be paved to create a further off road 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: C

Tenure: Freehold





- Potential to Refurbish & Extend (STPP)
- Lounge & Dining Room
- Three Double Bedrooms
- Private Garden
- Driveway Parking
- Three Bedroom End Terrace
- New boiler installed (June 2023)

ENTRANCE HALLWAY

LOUNGE

19' 2" x 12' 11" (5.84m x 3.94m)

DINING ROOM

10' 8" x 9' 6" (3.25m x 2.9m)

KITCHEN

10' 12" x 10' 3" (3.35m x 3.12m)

FIRST FLOOR

BEDROOM ONE

13' 11" x 9' 10" (4.24m x 3m)

BEDROOM TWO

10' 12" x 9' 10" (3.35m x 3m)

BEDROOM THREE

10' 8" x 9' 6" (3.25m x 2.9m)

BATHROOM

7' 11" x 6' 10" (2.41m x 2.08m)





OUTSIDE THE PROPERTY

NORTH FACING GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, some carpets, all light fittings and garden shed

ADDITIONAL INFORMATION

Services: main gas, electricity and mains sewers.
Broadband: Sky. Loft Space: with ladder

MONEY LAUNDERING REGULATIONS

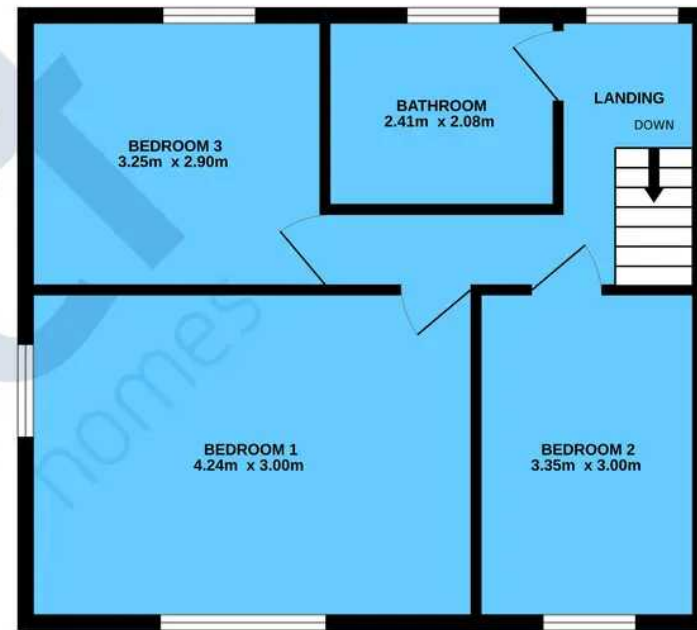
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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