



Runnymede Drive, Balsall Common

Offers Over £450,000





## PROPERTY OVERVIEW

This three bedroom semi detached bungalow has been completely remodelled and now provides a ready to move into home in a quiet cul-de-sac location. Benefiting from recently replaced central heating boiler, new roof, UPVC windows, upgraded electrics and a recently fitted kitchen and bathroom the property offers the rare opportunity to move into a bungalow with no maintenance or renovation work required. Being immaculately presented throughout the property provides potential buyers with; enclosed porch, reception hallway with parquet flooring, breakfast kitchen, lounge with wood burning stove overlooking the rear garden, large conservatory, study, three bedrooms, two bathrooms (one ensuite), off road parking for two cars, South facing rear garden with storage shed. Internal inspection is recommended to appreciate this exceptional bungalow.





#### 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 Bungalow
- Beautifully Presented Throughout
- Completely Remodelled
- Breakfast Kitchen
- Two Bathrooms One Ensuite
- Large Conservatory
- Study
- South Facing Rear Garden





**PORCH**

**HALL**

**LOUNGE**

18' 1" x 17' 3" (5.5m x 5.25m)

**CONSERVATORY**

16' 1" x 9' 8" (4.9m x 2.95m)

**STUDY**

11' 10" x 6' 11" (3.6m x 2.1m)

**BREAKFAST KITCHEN**

**BEDROOM ONE**

11' 12" x 11' 12" (3.65m x 3.65m)

**JACK N JILL BATHROOM**

8' 6" x 7' 5" (2.6m x 2.25m)

**BEDROOM TWO**

15' 1" x 7' 10" (4.6m x 2.4m)

**BEDROOM THREE**

**ENSUITE**

**WC**





**OUTSIDE THE PROPERTY**

**OFF ROAD PARKING**

**SOUTH FACING REAR GARDEN**

**ITEMS INCLUDED IN THE SALE**

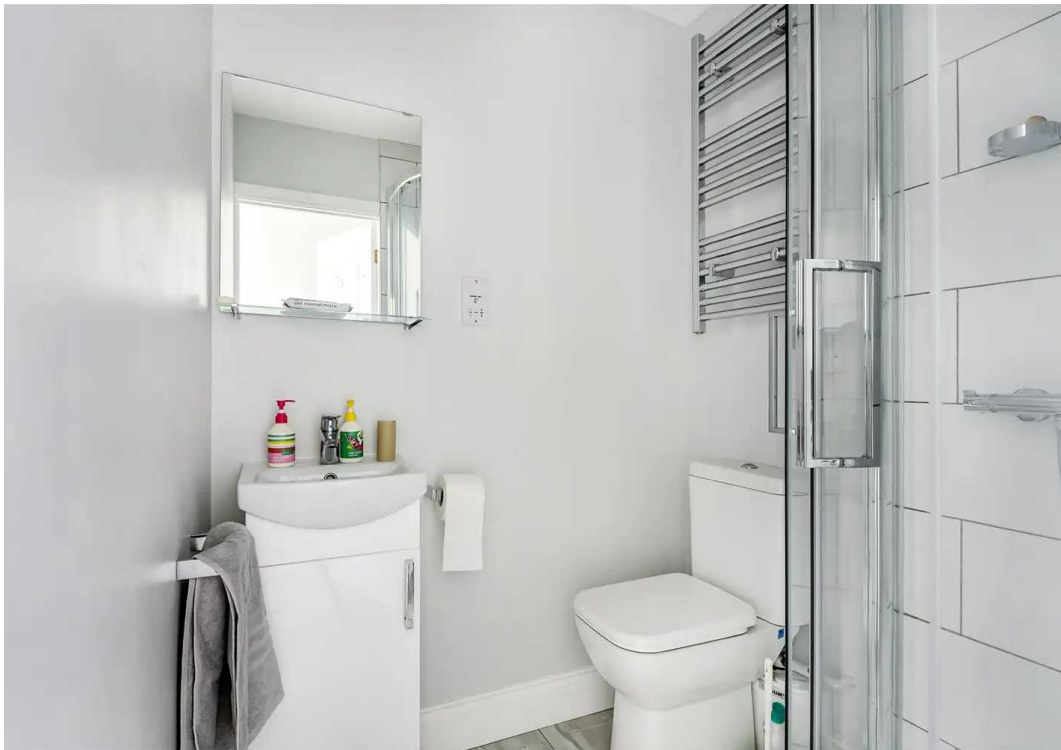
Integrated oven, integrated hob, extractor, dishwasher, all carpets, some curtains and some light fittings and CCTV.

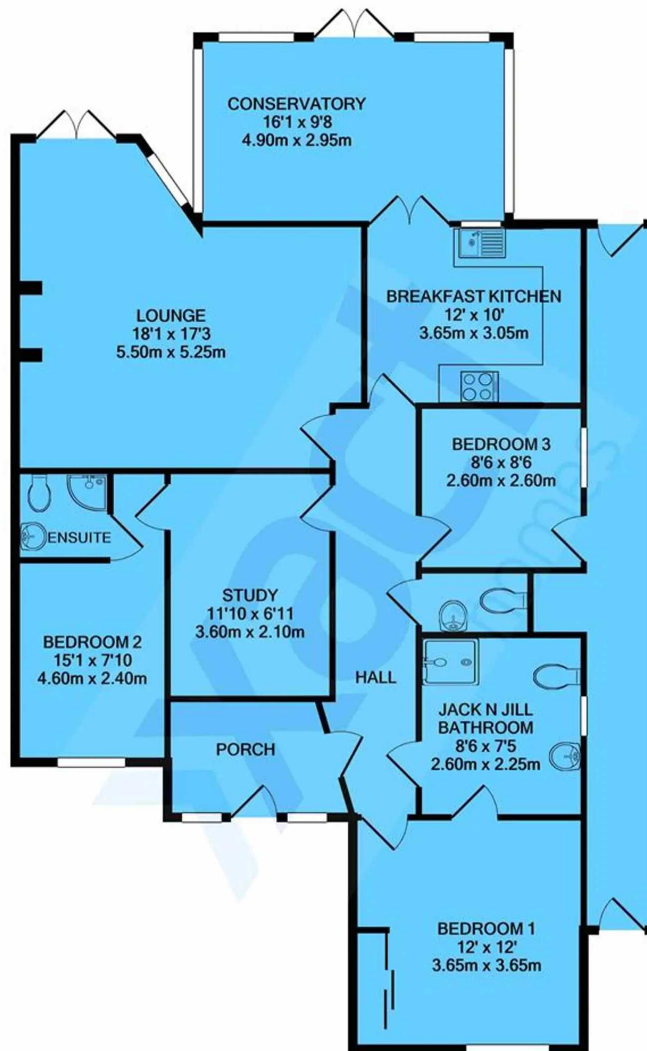
**ADDITIONAL INFORMATION**

Services: Water meter, mains gas, electricity and sewers. Broadband: Fibre optic. Loft Space: Part 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.





TOTAL APPROX. FLOOR AREA 1352 SQ.FT. (125.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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