



Ashley Way, Balsall Common  
£495,000

**xact**  
SALES & LETTINGS



#### PROPERTY OVERVIEW

Set in a private cul-de-sac within walking distance of the village centre and local schools is this well presented four bedroom detached family home. Being available to purchase with no onward chain the property provides potential purchasers with: - entrance hallway, lounge, dining room, conservatory, kitchen, utility room, refitted guest WC, four bedrooms (principal with refitted ensuite facilities) and re fitted family bathroom. The property benefits from a double width driveway with a garage and to the rear there is an established garden which is mainly laid with lawn with paved patio areas.

Internal viewing is by appointment only with Xact Homes 01676 534 411.

#### 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 Home
- Well Presented Throughout
- Re-Fitted Kitchen
- Lounge, Dining Room & Conservatory
- Impressive Principal Bedroom with Refitted En-Suite
- Modern Refitted Family Bathroom
- Garage & Off Road Parking
- Landscaped Rear Garden with Paved Patio





**ENTRANCE HALLWAY**

**LOUNGE**

16' 7" x 10' 8" (5.05m x 3.25m)

**DINING ROOM**

10' 0" x 9' 0" (3.05m x 2.75m)

**CONSERVATORY**

11' 7" x 8' 10" (3.53m x 2.7m)

**KITCHEN**

12' 4" x 10' 0" (3.75m x 3.05m)

**UTILITY ROOM**

6' 3" x 4' 11" (1.9m x 1.5m)

**GUEST WC**

4' 9" x 3' 11" (1.45m x 1.2m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

15' 7" x 11' 6" (4.75m x 3.5m)

**EN-SUITE**

**BEDROOM TWO**

14' 3" x 8' 2" (4.35m x 2.5m)

**BEDROOM THREE**

11' 6" x 7' 9" (3.5m x 2.35m)

**BEDROOM FOUR**

11' 2" x 8' 2" (3.4m x 2.5m)

**BATHROOM**

7' 9" x 5' 9" (2.35m x 1.75m)





#### ITEMS INCLUDED IN SALE

Neff integrated oven, Neff integrated hob, Neff extractor, Neff fridge, Zanussi freezer, Smeg dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings and a garden shed. New Vaillant boiler fitted December 2018.

#### ADDITIONAL INFORMATION

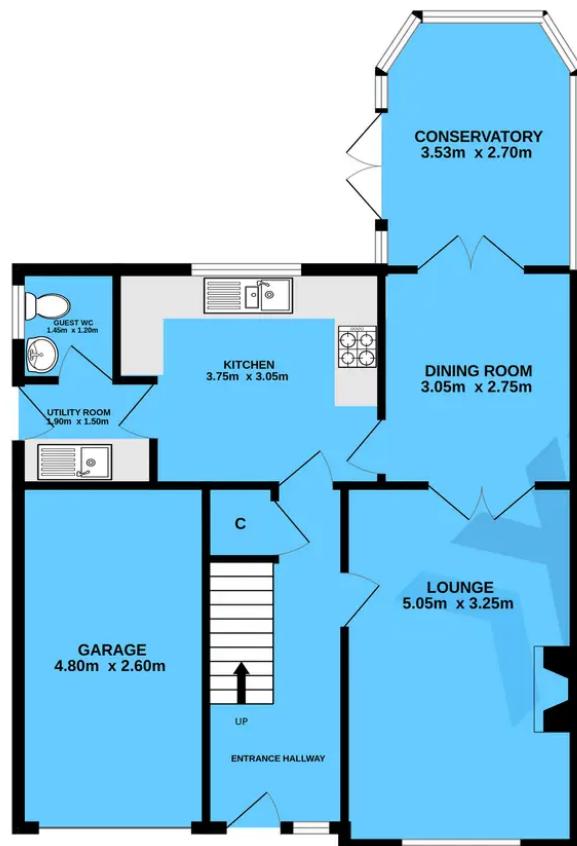
Services - mains gas, electricity and mains sewers. Broadband - Plusnet. Loft space - partially boarded.

#### MONEY LAUNDERING REGULATIONS

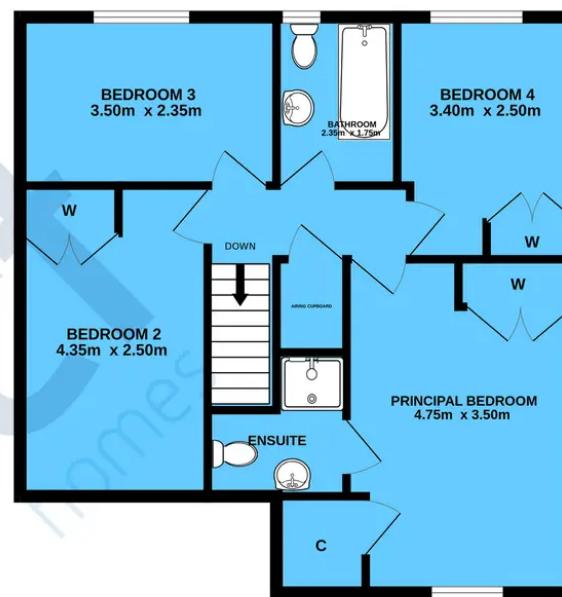
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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