



**Lynros Balsall Street, Balsall Common**

Offers in Region of **£525,000**





## PROPERTY OVERVIEW

This deceptively spacious five bedroom family dormer bungalow has been extended and refurbished by the present owners to provide in excess of 1700 sq ft of living accommodation. Benefiting from a pleasant edge of village location opposite open countryside the property offers potential purchasers:- entrance hallway, breakfast kitchen, utility room, large full width lounge, three ground floor bedrooms (1 x en-suite), family bathroom and to the first floor two double bedrooms, shower room and large landing / study area. Additionally this property benefits from being wheelchair access friendly.

Outside there is driveway parking for several vehicles, a single garage, a South Westerly facing rear garden with covered patio area, lawn surrounded by established borders with mature trees & shrubs.

Viewing is by appointment only with Xact Homes on 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 center 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

- Well Presented Throughout
- Approximately 1700 sq ft
- Breakfast Kitchen & Utility Room
- Three Ground Floor Bedrooms
- En-Suite / Wet Room Bedroom + Two Bathrooms
- South West Facing Rear Garden
- Garage & Driveway Parking
- Five Bedroom Dormer Family Bungalow
- Wheelchair Access Friendly





#### **ENTRANCE HALLWAY**

#### **BREAKFAST KITCHEN**

19' 3" x 10' 7" (5.87m x 3.23m)

#### **UTILITY ROOM**

#### **LOUNGE**

20' 7" x 11' 12" (6.27m x 3.65m)

#### **BEDROOM ONE**

13' 12" x 10' 2" (4.26m x 3.1m)

#### **BEDROOM TWO**

10' 9" x 9' 11" (3.27m x 3.03m)

#### **BEDROOM THREE**

#### **EN-SUITE / WET ROOM**

7' 10" x 6' 11" (2.4m x 2.12m)

#### **BATHROOM**

10' 12" x 6' 1" (3.35m x 1.85m)

#### **FIRST FLOOR**

#### **LOFT ROOM / BEDROOM FOUR**

17' 2" x 9' 10" (5.23m x 3m)

#### **LOFT ROOM / BEDROOM FIVE**

14' 1" x 9' 10" (4.3m x 3m)

#### **SHOWER ROOM / BATHROOM**

#### **LANDING / STUDY AREA**





## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR SEVERAL VEHICLES**

### **A SINGLE GARAGE**

14' 7" x 6' 11" (4.45m x 2.12m)

### **A SOUTH WESTERLY FACING REAR GARDEN**

### **ITEMS INCLUDED IN SALE**

Hotpoint integrated oven, Smeg integrated hob, extractor, Hotpoint fridge freezer, Whirlpool dishwasher, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings, underfloor heating in one bathroom, two garden sheds and one Alton greenhouse.

### **ADDITIONAL INFORMATION**

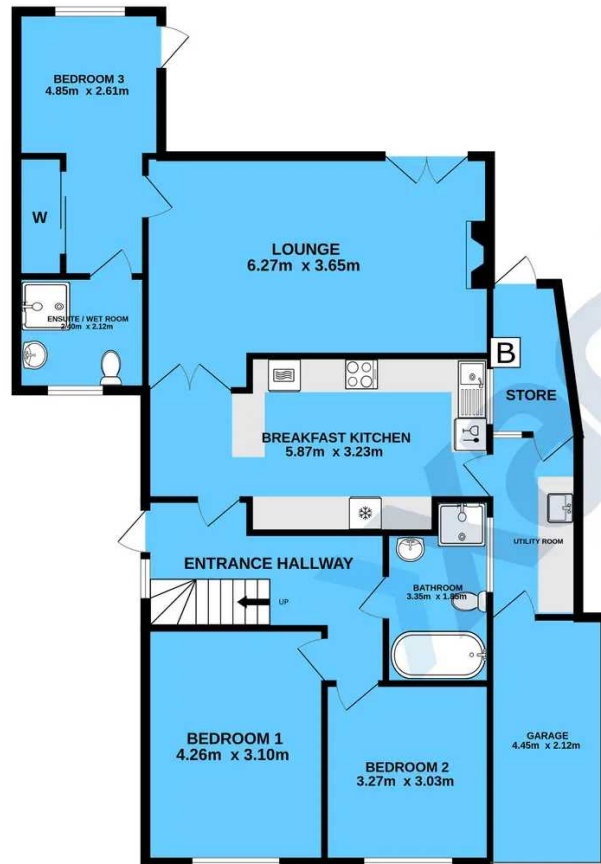
Services - mains gas, electricity and mains sewers.  
Broadband - BT. Loft space - boarded with lighting.  
This property has Kardean flooring throughout.

### **MONEY LAUNDERING REGULATIONS**

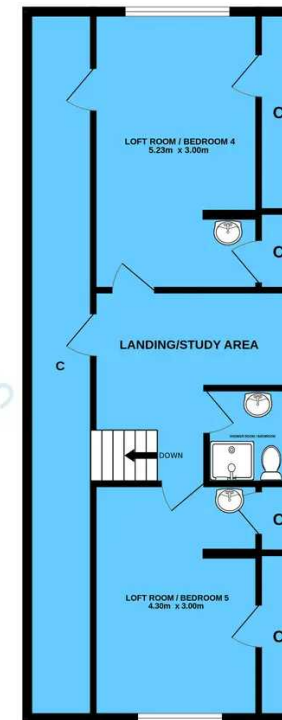
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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