



Dockers Close, Balsall Common

£595,000





PROPERTY OVERVIEW

This larger than average four bedroom detached property is located in a quiet cul-de-sac midway between the village centre and Berkswell train station. Benefitting from a private South facing garden and being available to purchase with no onward chain, the property offers some potential for modernisation and refurbishment and provides potential purchasers with:- enclosed porch, entrance hallway, downstairs WC, living room, dining room, kitchen, laundry room, utility room, conservatory, four bedrooms and a large family bathroom.

To the rear there is a private wrap around South facing garden, and to the front there is off road parking for multiple vehicles and a single garage.





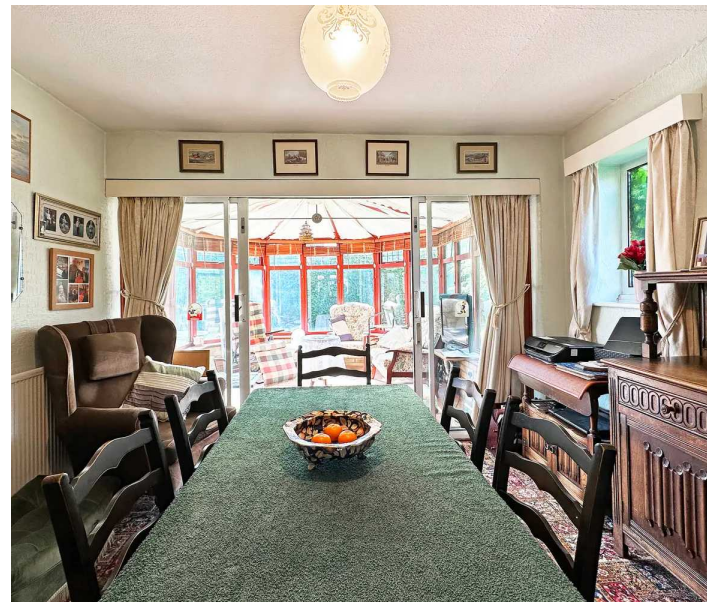
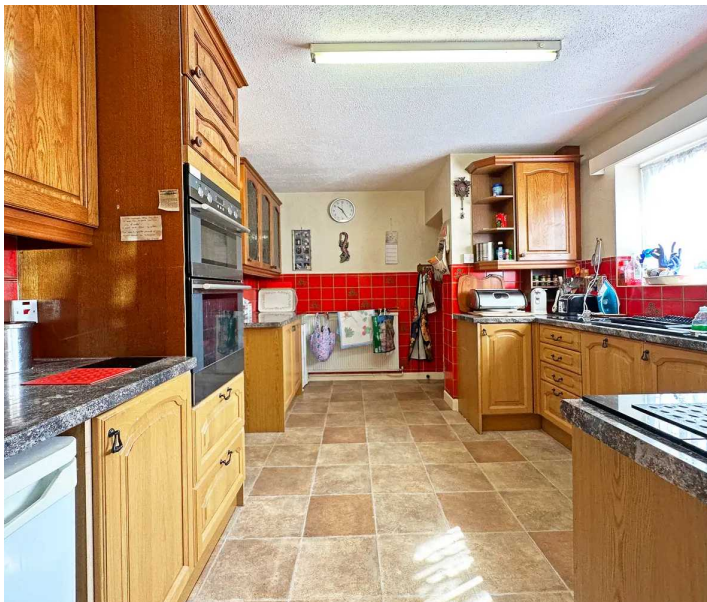
PROPERTY LOCATION

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
- Potential to Refurbish & Modernise
- Private South Facing Rear Garden
- Over 1500sq ft (including garage)
- Large Loft Space with Conversion Potential
- Garage & Off Road Parking
- Close to Village Centre & Berkswell Train Station





ENCLOSED PORCH

ENTRANCE HALLWAY

WC

9' 4" x 5' 7" (2.85m x 1.7m)

LIVING ROOM

14' 11" x 14' 11" (4.55m x 4.55m)

DINING ROOM

10' 10" x 10' 2" (3.3m x 3.1m)

KITCHEN

14' 5" x 10' 2" (4.4m x 3.1m)

UTILITY ROOM

9' 4" x 8' 2" (2.85m x 2.5m)

LAUNDRY ROOM

4' 11" x 4' 11" (1.5m x 1.5m)

CONSERVATORY

11' 2" x 10' 4" (3.4m x 3.15m)





FIRST FLOOR

PRINCIPAL BEDROOM

14' 11" x 11' 10" (4.55m x 3.6m)

BEDROOM TWO

13' 7" x 11' 2" (4.15m x 3.4m)

BEDROOM THREE

10' 6" x 10' 4" (3.2m x 3.15m)

BEDROOM FOUR

11' 10" x 9' 6" (3.6m x 2.9m)

BATHROOM

10' 2" x 9' 6" (3.1m x 2.9m)

OUTSIDE THE PROPERTY

SOUTH FACING GARDEN

GARAGE

16' 1" x 9' 4" (4.9m x 2.85m)

OFF ROAD PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN SALE

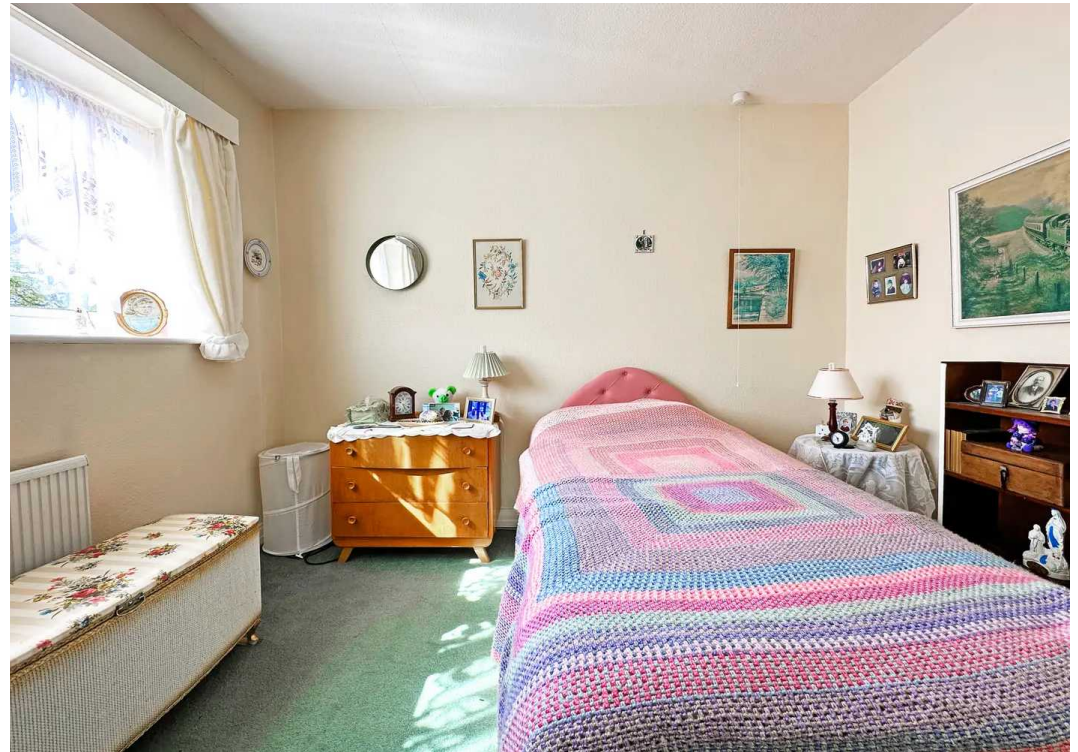
Electrolux integrated oven, integrated hob, extractor, Indesit fridge, Hotpoint fridge freezer, Hotpoint dishwasher, Hotpoint washing machine, all carpets, all curtains, all blinds, fitted wardrobes in four bedrooms, two garden sheds, one green house.

ADDITIONAL INFORMATION

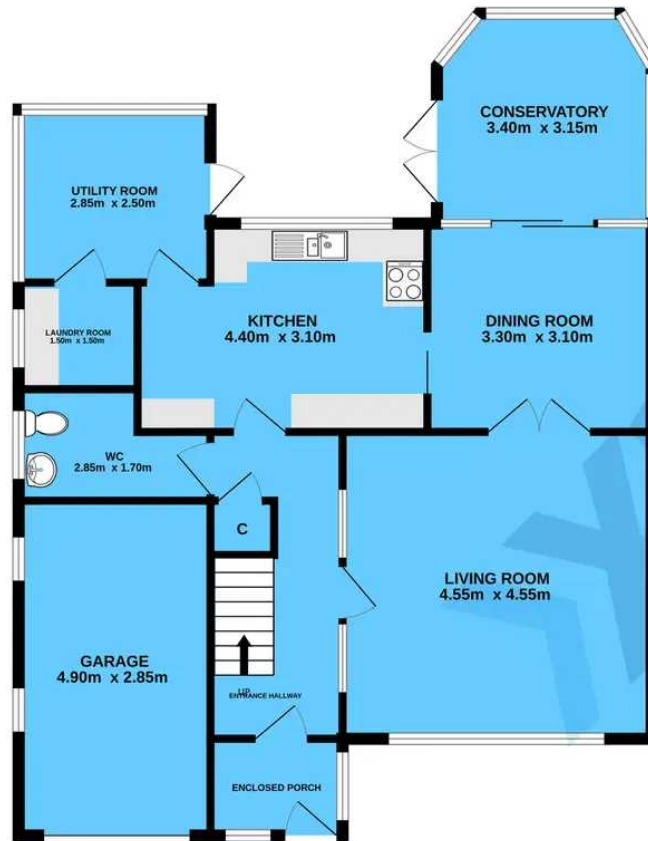
Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

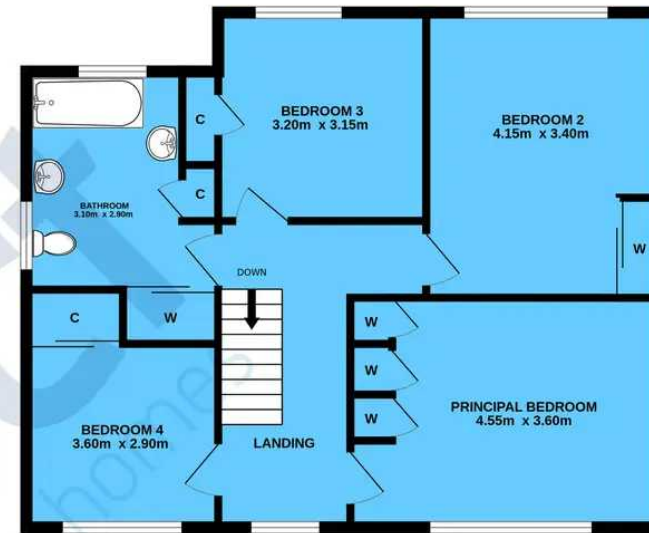
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

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SALES & LETTINGS

