



Balsall Street, Balsall Common

£350,000





#### PROPERTY OVERVIEW

This semi-detached property is currently configured as a two bedroom property but could easily be converted to three bedrooms if required. Offering enormous potential to extend (STPP) and refurbish and with the added benefit of a large rear garden, the property is available to purchase with no onward chain and provides potential purchasers with:- entrance hallway, lounge, breakfast kitchen, utility room, two double bedrooms and a family shower-room.

Outside there is driveway parking, single garage and a large rear garden overlooking open fields.

Viewing is by appointment with Xact 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 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

- Traditional Semi-Detached Property
- No Onward Chain
- Significant Potential to Extend (STPP)
- Lounge, Dining Kitchen & Utility Room
- Two Bedrooms (Easily Converted to Three)
- Very Large Rear Garden
- Driveway Parking & Single Garage
- Sought After Edge of Village Location





**ENCLOSED PORCH**

**WC**

**LOUNGE**

14' 5" x 13' 8" (4.4m x 4.16m)

**KITCHEN**

8' 6" x 6' 9" (2.6m x 2.05m)

**DINING AREA**

8' 2" x 7' 7" (2.5m x 2.3m)

**UTILITY ROOM**

9' 10" x 5' 3" (3m x 1.6m)

**FIRST FLOOR**

**BEDROOM ONE**

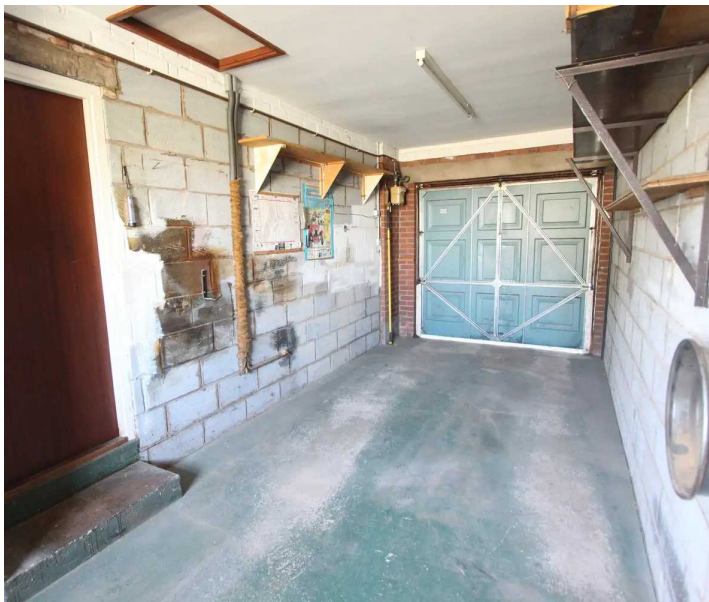
16' 11" x 6' 11" (5.15m x 2.1m)

**BEDROOM TWO**

11' 4" x 6' 10" (3.45m x 2.09m)

**SHOWER ROOM**

8' 6" x 7' 1" (2.6m x 2.15m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

23' 5" x 8' 6" (7.15m x 2.6m)

### **GARDEN**

### **ITEMS INCLUDED IN THE SALE**

All carpets, log burner in lounge and all curtains

### **ADDITIONAL INFORMATION**

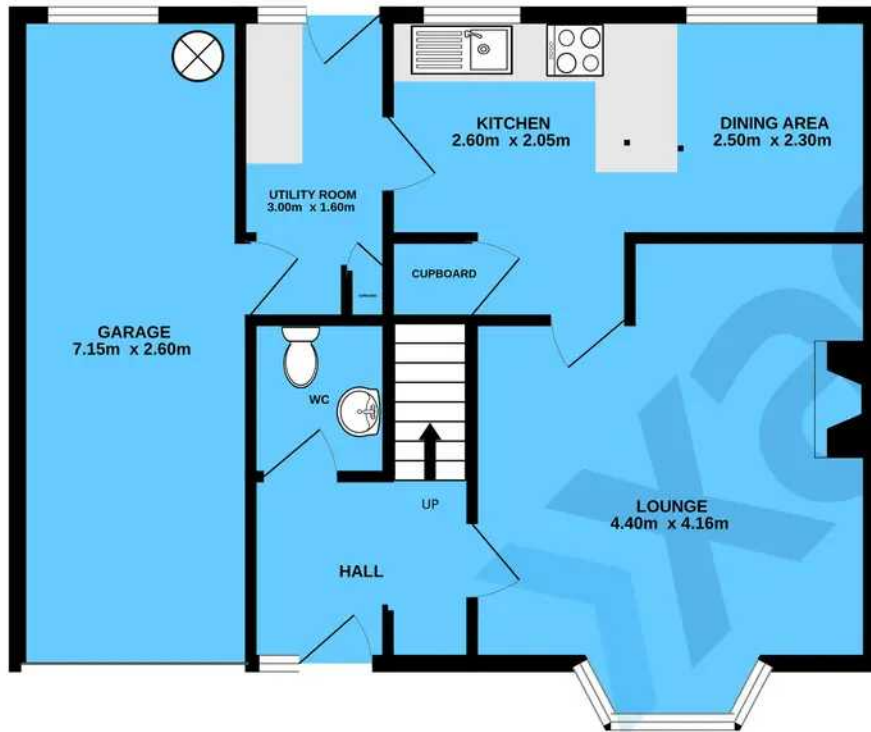
Services: main gas, electricity and mains sewers.

### **MONEY LAUNDERING REGULATIONS**

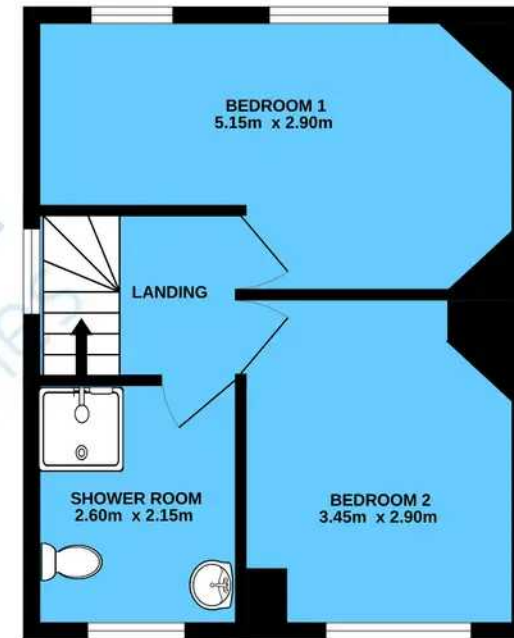
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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