



Station Road, Balsall Common

£535,000





#### PROPERTY OVERVIEW

This four bedroom detached property benefits from a two storey extension to the rear, is well presented throughout and conveniently located for access to the village centre and local schools. Set back in a slightly elevated position from the road behind a tarmac driveway the property provides potential purchasers with : porch, lounge, open plan kitchen / diner / family room, guest WC, four double bedrooms and a family bathroom.

Outside there is a private South facing rear garden, garage with integral access and driveway parking.

#### 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: E

Tenure: Freehold





- Four Bedroom Detached
- Well Presented Throughout
- Private South Facing Rear Garden
- Open Plan Kitchen / Diner / Family Room
- Four Double Bedrooms
- Driveway Parking & Garage
- Two Storey Extension to the Rear

#### **PORCH**

#### **LOUNGE**

17' 1" x 10' 10" (5.2m x 3.3m)

#### **KITCHEN / DINER / FAMILY ROOM**

19' 6" x 18' 3" (5.95m x 5.55m)

#### **GUEST WC**

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 1" x 10' 10" (4m x 3.3m)

#### **BEDROOM TWO**

11' 10" x 10' 0" (3.6m x 3.05m)

#### **BEDROOM THREE**

10' 12" x 8' 0" (3.35m x 2.45m)

#### **BEDROOM FOUR**

9' 6" x 8' 2" (2.9m x 2.5m)

#### **BATHROOM**

8' 2" x 7' 10" (2.5m x 2.4m)

#### **OUTSIDE THE PROPERTY**

**PRIVATE SOUTH FACING REAR GARDEN**

**GARAGE**

**DRIVEWAY PARKING**





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

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, washing machine, all carpets, all blinds, all light fittings and an arbor / summer house.

#### **ADDITIONAL INFORMATION**

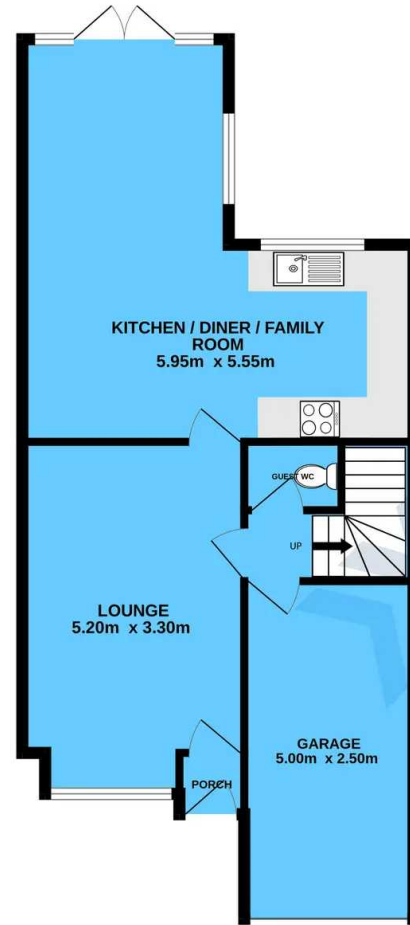
Services - mains gas, electricity and mains sewers.  
Broadband - Sky.

#### **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.  
Made with Metropix ©2023

# Xact Homes

170 Station Road, Balsall Common – CV7 7FD

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

**xact**  
SALES & LETTINGS

