



Kenilworth Road, Balsall Common

Offers in Region of £535,000





## PROPERTY OVERVIEW

This well presented four bedroom detached property is located within easy walking distance of the village centre and is available to purchase with no onward chain. Having scope to extend to the rear (STPP) the property benefits from a recently fitted kitchen, luxury bathroom and larger than average South facing rear garden. In summary the property offers potential purchasers:- enclosed porch, entrance hallway, dual aspect living room, modern breakfast kitchen, guest WC, four bedrooms (ensuite to principal bedroom) and a luxury family bathroom.

To the rear of the property is a generous South facing garden which is mainly lawned with a paved patio area. To the front of the property there is driveway parking providing access to the 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: E

Tenure: Freehold

- Four Bedroom Detached
- No Onward Chain
- Potential to Extend (STPP)
- Large South Facing Garden
- Re-Fitted Breakfast Kitchen
- Modern Luxury Bathroom
- En-Suite Principal Bedroom
- Garage & Driveway Parking
- Walking Distance to Village Centre





**ENCLOSED PORCH**

**ENTRANCE HALLWAY**

**LIVING ROOM**

25' 5" x 12' 2" (7.75m x 3.7m)

**BREAKFAST KITCHEN**

14' 9" x 8' 8" (4.5m x 2.65m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

12' 12" x 10' 8" (3.95m x 3.25m)

**EN-SUITE**

**BEDROOM TWO**

11' 6" x 10' 8" (3.5m x 3.25m)

**BEDROOM THREE**

11' 8" x 8' 8" (3.55m x 2.65m)

**BEDROOM FOUR**

8' 8" x 7' 5" (2.65m x 2.25m)

**BATHROOM**

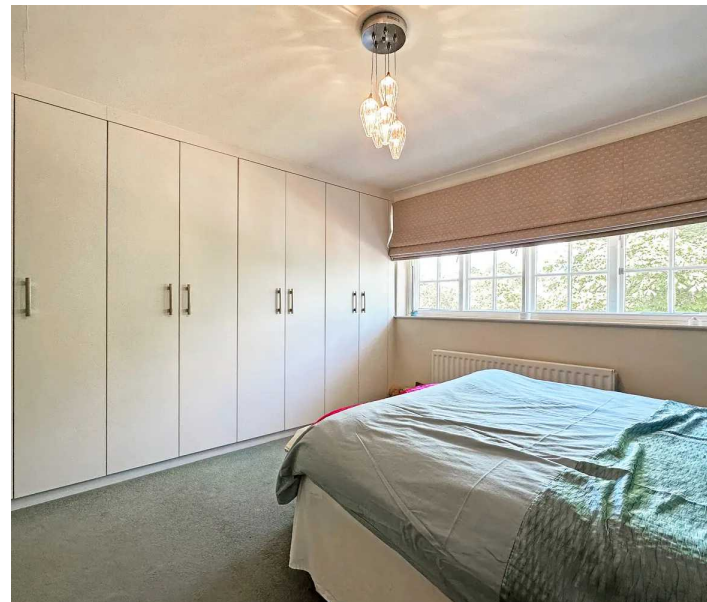
8' 8" x 8' 0" (2.65m x 2.45m)

**OUTSIDE THE PROPERTY**

**GARAGE**

16' 5" x 7' 5" (5m x 2.25m)

**SOUTH FACING REAR GARDEN**



**ITEMS INCLUDED IN SALE**

Integrated oven, gas 5 ring integrated hob, integrated microwave, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, some light fittings, fitted wardrobes in Main Bedroom and a garden shed.

**ADDITIONAL INFORMATION**

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

**MONEY LAUNDERING REGULATIONS**

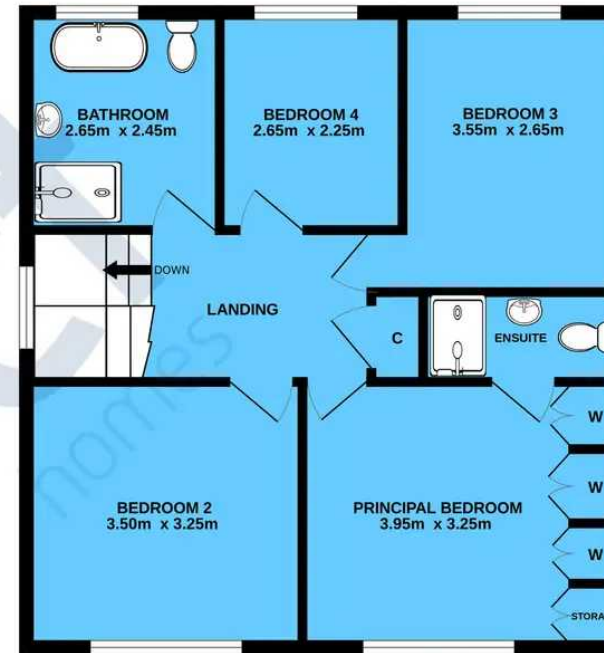
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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.  
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

