



Coplow Close, Balsall Common

£285,000





PROPERTY OVERVIEW

This much improved four bedroom end terrace property is available to purchase with a closed onward chain and offers exceptional value to buyers looking for a family home in Balsall Common. Being located in a quiet cul-de-sac midway between the village centre and local schools the property overlooks green space to the front and provides potential purchasers with:- entrance hallway, guest cloakroom, living room, kitchen, dining room, conservatory, utility / storage room, four bedrooms and modern family bathroom.

To the rear of the property is low maintenance South Easterly facing rear garden.

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: C

Tenure: Freehold





- Four Bedroom End Terrace House
- Exceptional Value for Money
- Living Room, Kitchen & Dining Room
- Conservatory
- Closed Onward Chain
- Residents Parking Area
- South Easterly Facing Rear Garden
- Quiet cul-de-sac Location

ENTRANCE HALLWAY

GUEST CLOAKROOM

LIVING ROOM

13' 10" x 12' 2" (4.22m x 3.7m)

KITCHEN

11' 10" x 8' 9" (3.6m x 2.67m)

DINING ROOM

9' 4" x 9' 3" (2.84m x 2.81m)

CONSERVATORY

UTILITY / STORAGE ROOM

FIRST FLOOR

BEDROOM ONE

11' 6" x 10' 5" (3.5m x 3.18m)

BEDROOM TWO

12' 10" x 11' 6" (3.91m x 3.5m)

BEDROOM THREE

9' 10" x 6' 6" (3m x 1.98m)

BEDROOM FOUR

9' 5" x 6' 1" (2.88m x 1.85m)

BATHROOM

6' 9" x 5' 7" (2.06m x 1.7m)





OUTSIDE THE PROPERTY

SOUTH EASTERLY FACING REAR GARDEN

RESIDENTS PARKING AREA (UN ALLOCATED)

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, all carpets and some light fittings.

ADDITIONAL INFORMATION

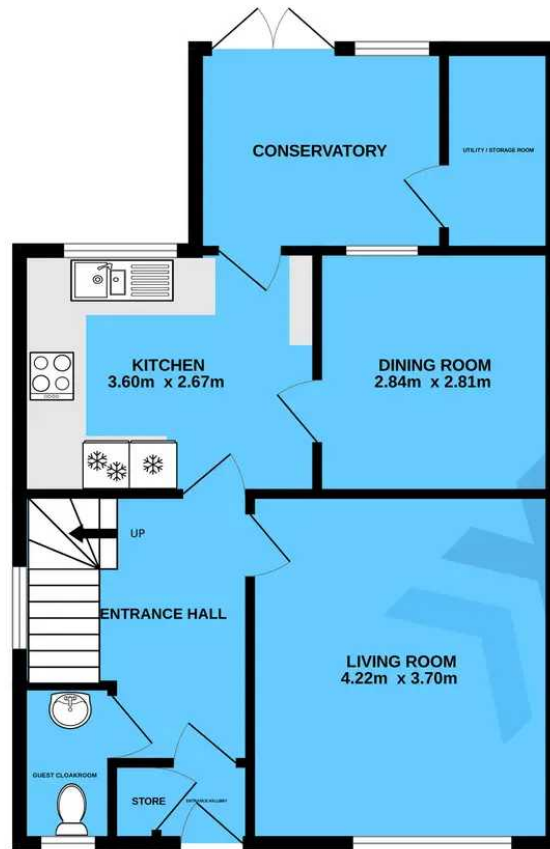
Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Loft space - with lighting.

MONEY LAUNDERING REGULATIONS

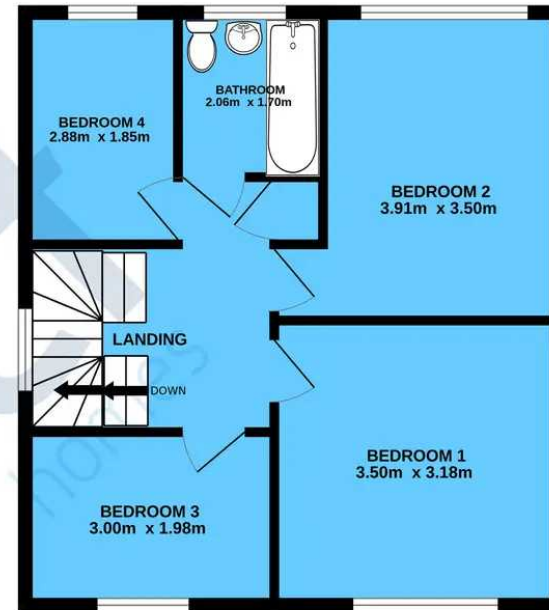
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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SALES & LETTINGS

