



## Station Road, Balsall Common

Offers in Region of £750,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

A rare opportunity to acquire this handsome Edwardian property conveniently located for access to the village centre and local schools. Standing in a private corner plot this well presented family home offers high ceilings, large rooms and period features with the benefit of being well maintained with UPVC double glazing, recently re-roofed and a modern breakfast kitchen. In summary the accommodation provides potential purchasers with:- canopy porch, wide entrance hallway, breakfast kitchen, living room with open fireplace, family / garden room, utility room (with WC), guest WC, four bedrooms (principal en-suite), family bathroom and useful loft space which could be converted into living space, subject to the necessary planning permission (access via ladders).



Outside there are gardens to three sides which are set behind full height fencing / hedging providing privacy, a detached single garage and secure gated off road parking.

Viewing is by appointment with Xact on 01676 534 411.



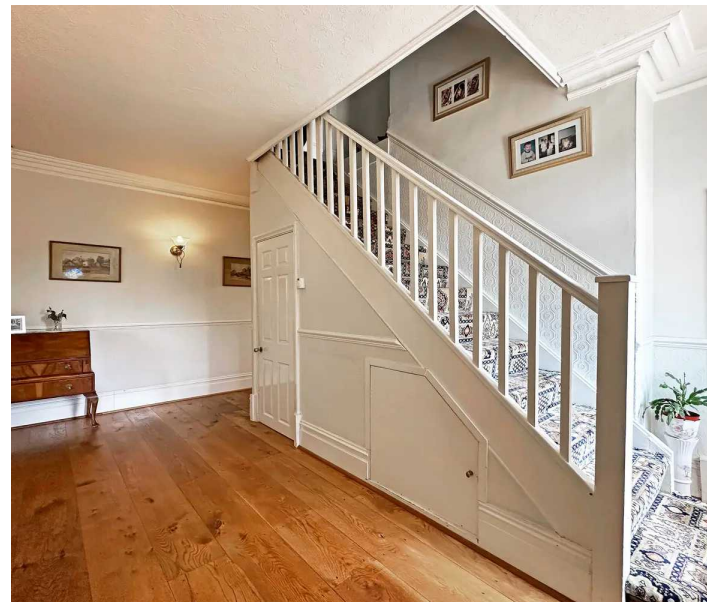
#### PROPERTY LOCATION

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 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: F

Tenure: Freehold

- Four Bedroom Character Property
- Well Presented & Maintained
- Modern Breakfast Kitchen
- Living Room & Family / Garden Room
- En-Suite Principal Bedroom
- Over 1700 sq ft
- South Facing Rear Garden
- Secure Off Road Parking & Detached Single Garage



**ENTRANCE HALL**

17' 5" x 10' 10" (5.30m x 3.30m)

**WC****LIVING ROOM**

21' 4" x 16' 1" (6.50m x 4.90m)

**FAMILY/GARDEN ROOM**

14' 9" x 9' 6" (4.50m x 2.90m)

**BREAKFAST KITCHEN****KITCHEN AREA**

13' 11" x 11' 6" (4.25m x 3.50m)

**DINING AREA**

13' 11" x 12' 10" (4.25m x 3.90m)

**UTILITY ROOM**

9' 8" x 5' 7" (2.94m x 1.70m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

14' 1" x 9' 11" (4.30m x 3.01m)

**ENSUITE**

9' 2" x 3' 7" (2.80m x 1.10m)

**BEDROOM TWO**

13' 11" x 10' 6" (4.25m x 3.20m)

**BEDROOM THREE**

13' 0" x 10' 10" (3.95m x 3.30m)

**BALCONY****BEDROOM FOUR**

10' 9" x 8' 2" (3.28m x 2.50m)

**BATHROOM**

7' 5" x 6' 1" (2.25m x 1.85m)





## **SECOND FLOOR**

### **LOFT ROOM**

17' 9" x 10' 2" (5.40m x 3.10m)

### **OUTSIDE THE PROPERTY**

#### **GARAGE**

16' 5" x 8' 2" (5.00m x 2.50m)

#### **GARDEN TO THREE SIDES**

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

Freestanding Range cooker, dishwasher, all carpets, curtains, blinds and light fittings and garden shed.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Sky - Fibre optic.

#### **MONEY LAUNDERING REGULATIONS**

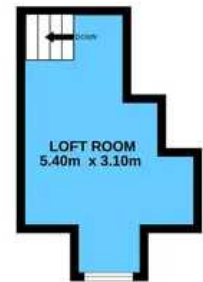
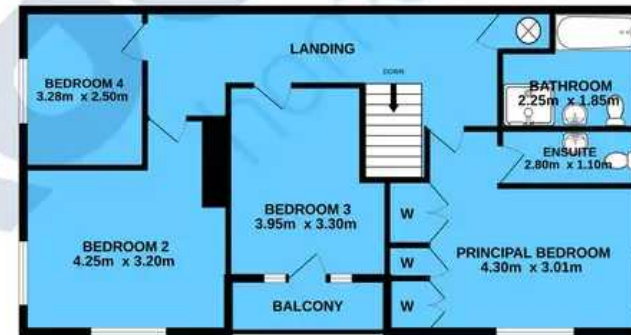
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR

1ST FLOOR

2ND 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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