



Laurels Crescent, Balsall Common

£350,000





PROPERTY OVERVIEW

This spacious three bedroom semi-detached property is available to purchase with no onward chain and is located in a quiet cul-de-sac in the centre of Balsall Common, being ideally situated for access to the Heart of England school. Offering the potential to extend and refurbish subject to the necessary planning consents the property provides potential purchasers with; kitchen, lounge, dining area, three bedrooms, ensuite, family bathroom, garage & off road parking with a private West facing garden to the rear.

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

- Three Bedroom Semi-Detached
- Potential to Refurbish & Extend (STPP)
- No Onward Chain
- Living Room, Kitchen & Dining Area
- Large Principal Bedroom
- Double Garage & Off Road Parking
- Quiet Cul-de-Sac Close to Local School



**KITCHEN**

15' 11" x 7' 10" (4.85m x 2.40m)

LOUNGE

15' 11" x 13' 1" (4.85m x 4.00m)

DINING AREA

13' 9" x 13' 1" (4.20m x 4.00m)

FIRST FLOOR**BEDROOM ONE**

15' 11" x 13' 1" (4.85m x 4.00m)

EN-SUITE

7' 3" x 3' 11" (2.20m x 1.20m)

BEDROOM TWO

15' 11" x 8' 0" (4.85m x 2.45m)

BEDROOM THREE

9' 4" x 7' 10" (2.85m x 2.40m)

BATHROOM

9' 4" x 5' 7" (2.85m x 1.70m)

TOTAL SQUARE FOOTAGE

Total floor area - 130.8 sq.m. = 1408 sq.ft. approx.

OUTSIDE THE PROPERTY**GARAGE**

24' 7" x 12' 4" (7.50m x 3.75m)

OFF ROAD PARKING**PRIVATE WEST FACING REAR GARDEN**

**ITEMS INCLUDED IN SALE**

All carpets, all curtains and all blinds.

ADDITIONAL INFORMATION

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

MONEY LAUNDERING REGULATIONS

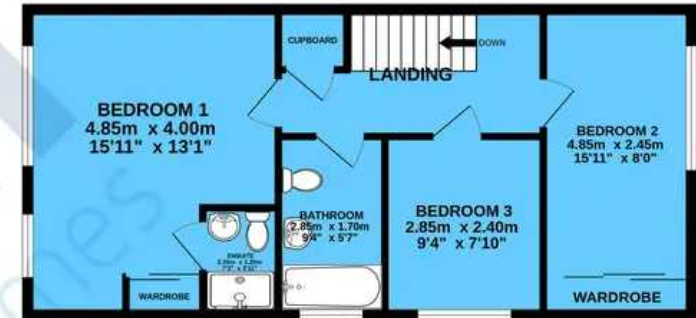
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
79.1 sq.m. (851 sq.ft.) approx.



1ST FLOOR
51.7 sq.m. (556 sq.ft.) approx.



TOTAL FLOOR AREA : 130.8 sq.m. (1408 sq.ft.) approx.

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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