



Station Road, Balsall Common

£775,000





PROPERTY OVERVIEW

This well presented extended four bedroom detached property is ideally located for access to the village centre and local schools and provides over 2000 sq ft of ready to move into living accommodation.

The property is set well back from the road behind a deep driveway and in offers potential purchasers:- entrance hallway, lounge, breakfast kitchen being open plan to a large garden room, snug / office, utility room, guest WC, a study, four excellent sized bedrooms (principal en-suite) and a family bathroom. Outside there is a double garage, extensive driveway parking, beautifully landscaped West facing rear garden, 2 x garden sheds and gazebo / summer house.



Viewing is by appointment with Xact on 01676 534 411.



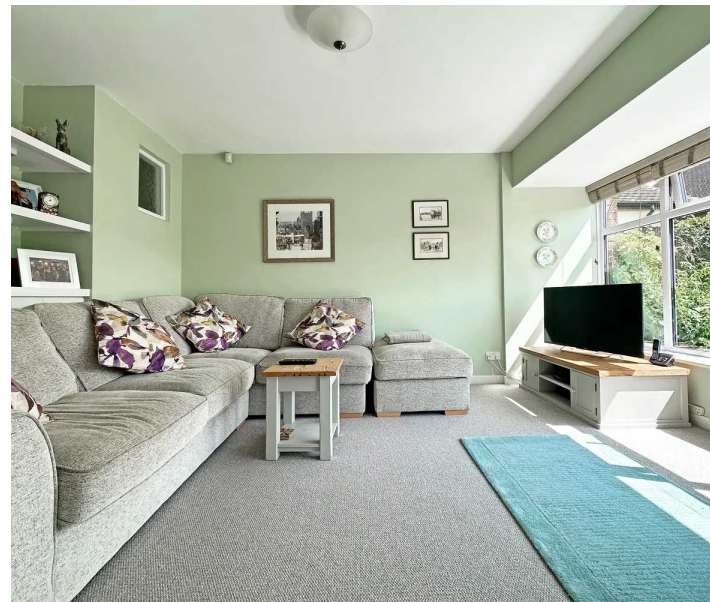
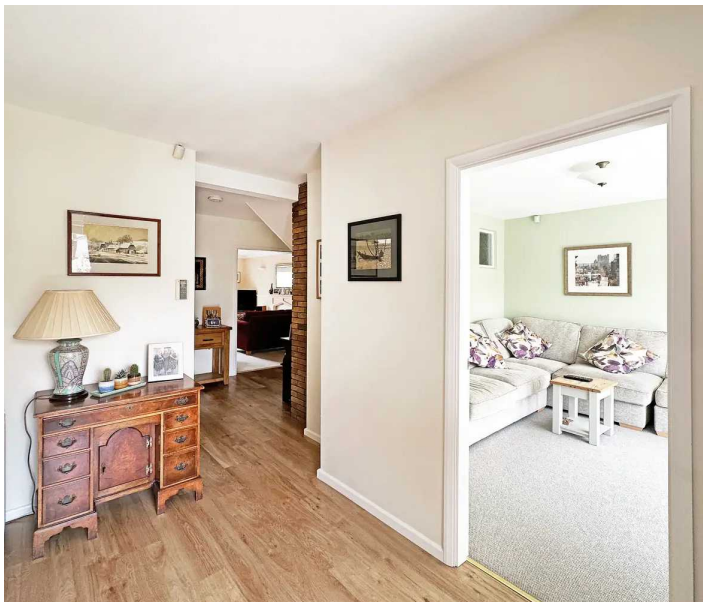
PROPERTY LOCATION

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: F

Tenure: Freehold

- Four Bedroom Detached House
- Well Maintained & Presented Throughout
- Lounge, Family Room, Breakfast Kitchen & Garden Room
- En-Suite Principal Bedroom
- Over 2000sq ft of Living Accommodation
- Double Garage & Driveway Parking
- Ideally Located for Access to Village Centre & Local Schools
- Landscaped West Facing Rear Garden





ENTRANCE HALLWAY

LOUNGE

19' 0" x 15' 5" (5.80m x 4.71m)

BREAKFAST KITCHEN

20' 8" x 11' 2" (6.30m x 3.40m)

GARDEN ROOM

20' 3" x 11' 2" (6.18m x 3.40m)

FAMILY ROOM

11' 6" x 10' 2" (3.50m x 3.10m)

UTILITY ROOM

7' 10" x 7' 9" (2.40m x 2.35m)

GUEST WC

6' 11" x 5' 5" (2.10m x 1.65m)

FIRST FLOOR

STUDY

6' 7" x 5' 7" (2.00m x 1.70m)

PRINCIPAL BEDROOM

13' 11" x 12' 4" (4.25m x 3.75m)

EN-SUITE

10' 6" x 7' 1" (3.20m x 2.15m)

BEDROOM TWO

13' 1" x 12' 4" (4.00m x 3.75m)

BEDROOM THREE

13' 1" x 12' 4" (4.00m x 3.75m)

BEDROOM FOUR

13' 11" x 8' 8" (4.25m x 2.64m)

BATHROOM

10' 6" x 10' 4" (3.20m x 3.15m)



**TOTAL SQUARE FOOTAGE**

Total floor area - 213.5 sq.m. = 2298 sq.ft. approx.

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

18' 1" x 17' 3" (5.50m x 5.25m)

EXTENSIVE DRIVEWAY PARKING**LANDSCAPED WEST FACING REAR GARDEN****TWO GARDEN SHEDS****GAZEBO / SUMMER HOUSE****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, fridge, dishwasher, all carpets, all blinds, fitted wardrobes in four bedrooms, all light fittings, two garden sheds, an electric garage door and a gazebo.

ADDITIONAL INFORMATION

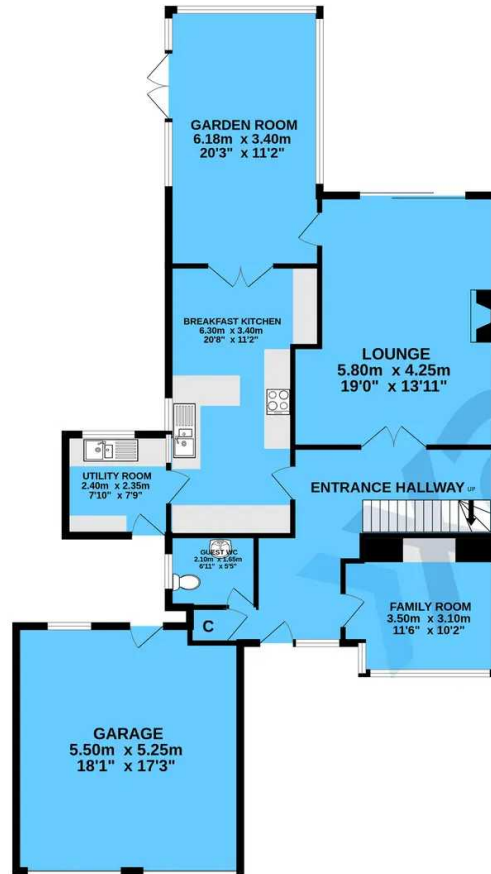
Services - mains gas, electricity and mains sewers.
Broadband - Sky. Loft space - partially boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

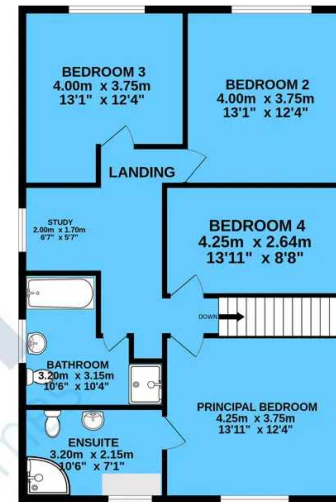
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
128.1 sq.m. (1378 sq.ft.) approx.



1ST FLOOR
85.8 sq.m. (924 sq.ft.) approx.



TOTAL FLOOR AREA : 213.9 sq.m. (2302 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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