



Waste Lane, Balsall Common

Guide Price £625,000



PROPERTY OVERVIEW

This three bedroom detached property is located in a secluded edge of village location and benefits from views over open countryside to the front and rear of the property. Being available to purchase with no onward chain and offering scope for refurbishment and extension (STPP) the property provides potential purchasers with:- enclosed porch, entrance hallway, through lounge, dining area, conservatory, L-shaped breakfast kitchen, guest WC / wet room, three bedrooms, family bathroom and large garage.

Outside there is a wide driveway to the front providing off road parking for several vehicles and to the rear is a long garden being mainly lawn surrounded by mature shrubs and trees.

Viewing is by appointment only 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: E

Tenure: Freehold

- Three Bedroom Detached
- Potential to Re-furbish & Extend (STPP)
- No Onward Chain
- Sought After Edge of Village Location
- Long Rear Garden
- Views Over Open Countryside
- Through Living Room + Conservatory
- Garage & Large Driveway





ENCLOSED PORCH

ENTRANCE HALLWAY

LOUNGE

12' 0" x 10' 11" (3.65m x 3.33m)

DINING AREA

12' 0" x 10' 11" (3.65m x 3.33m)

CONSERVATORY

11' 2" x 8' 2" (3.40m x 2.50m)

L-SHAPED BREAKFAST KITCHEN

19' 6" x 7' 7" (5.95m x 2.30m)

10' 6" x 8' 8" (3.20 x 2.65)

GUEST WC / WET ROOM

7' 9" x 5' 11" (2.35m x 1.80m)

FIRST FLOOR

BEDROOM ONE

12' 0" x 11' 0" (3.65m x 3.35m)

BEDROOM TWO

11' 0" x 10' 0" (3.35m x 3.05m)

BEDROOM THREE

10' 6" x 7' 9" (3.20m x 2.35m)

BATHROOM

6' 11" x 5' 11" (2.10m x 1.80m)

TOTAL SQUARE FOOTAGE

Total floor area - 143.9 sq.m. = 1549 sq.ft. approx.





OUTSIDE THE PROPERTY

LARGE GARAGE

24' 3" x 10' 10" (7.40m x 3.30m)

OFF ROAD PARKING FOR SEVERAL VEHICLES

LONG REAR GARDEN

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, a block built garden shed and a greenhouse.

ADDITIONAL INFORMATION

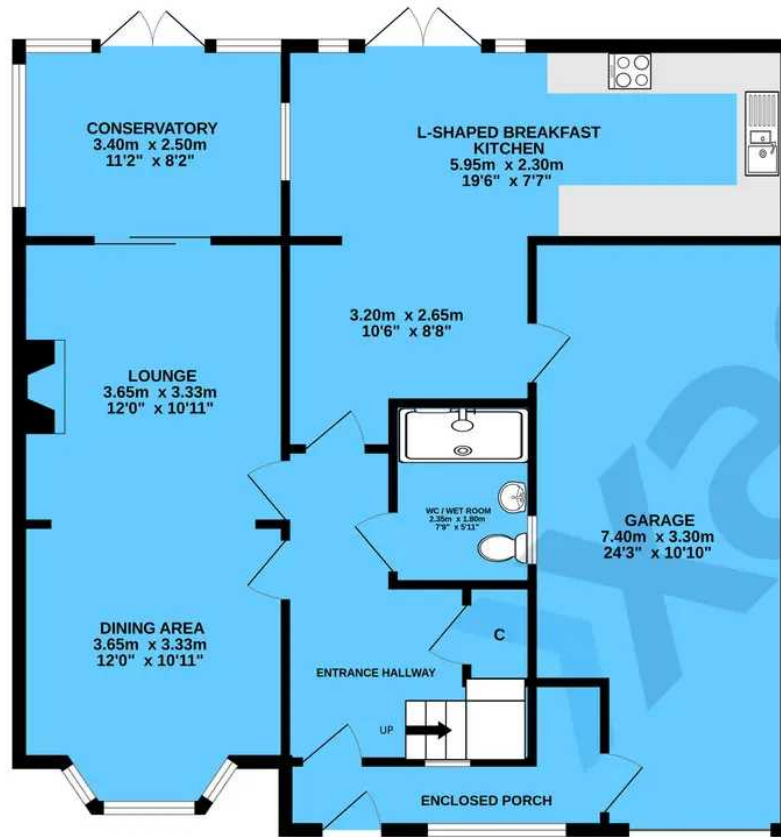
Services - mains gas, electricity and mains sewers.
Loft space - with ladder.

MONEY LAUNDERING REGULATIONS

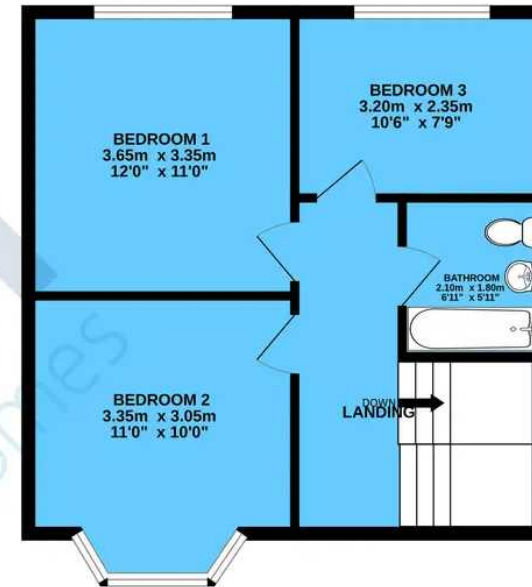
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
98.1 sq.m. (1056 sq.ft.) approx.



1ST FLOOR
45.8 sq.m. (493 sq.ft.) approx.



TOTAL FLOOR AREA : 143.9 sq.m. (1549 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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SALES & LETTINGS

