



Stoneton Crescent, Balsall Common

£675,000





## PROPERTY OVERVIEW

This unique home is located midway between the village centre and local schools and resides in a large plot being set well back from the road, having been built in the 1980s the accommodation benefits from a modern build quality but with character features throughout to replicate the original cottage that was located on the site. In summary the property offers potential purchasers with: entrance porch, long, dining room with enclosed study area, breakfast kitchen, utility room, guest cloakroom, four bedrooms (two en-suite) and a family bathroom. Outside the property has a single garage, private South facing garden, generous amount of off road parking and space for a caravan / boat to the side of the property.

Viewing is strictly 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: E

Tenure: Freehold

- Four Bedroom Detached House
- Character Property with Modern Build Quality
- Two En-Suite Bedrooms
- Lounge, Dining Room & Study Area
- Breakfast Kitchen
- Southerly Facing Rear Garden
- Space for Caravan / Boat
- Garage & Generous Off Road Parking





**HALLWAY**

**LOUNGE**

19' 0" x 11' 7" (5.79m x 3.53m)

**DINING ROOM**

18' 11" x 10' 9" (5.77m x 3.28m)

**STUDY AREA**

6' 11" x 6' 5" (2.11m x 1.96m)

**BREAKFAST KITCHEN**

19' 4" x 9' 2" (5.89m x 2.79m)

**UTILITY ROOM**

6' 10" x 6' 4" (2.08m x 1.93m)

**SNUG**

**GUEST CLOAKROOM**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

14' 11" x 12' 3" (4.56m x 3.73m)

**ENSUITE**

**BEDROOM TWO**

12' 2" x 10' 0" (3.70m x 3.04m)

**BEDROOM THREE**

9' 7" x 8' 10" (2.92m x 2.70m)

**BEDROOM FOUR**

10' 1" x 8' 11" (3.08m x 2.71m)

**ENSUITE**

**BATHROOM**





## **OUTSIDE THE PROPERTY**

### **GARAGE**

18' 5" x 8' 8" (5.61m x 2.64m)

### **SOUTH EASTERLY FACING GARDEN**

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

Carpets, blinds, Electrolux integrated oven, integrated hob, Blanco extractor, Beko fridge and dishwasher, fitted wardrobes in bedrooms one, two and three and garden shed.

### **ADDITIONAL INFORMATION**

Services: Mains gas, electricity and water. Broadband: Talk Talk Fibre-Optic. Loft Space: partially boarded 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  
97.1 sq.m. (1045 sq.ft.) approx.

1ST FLOOR  
64.0 sq.m. (689 sq.ft.) approx.



TOTAL FLOOR AREA : 161.1 sq.m. (1734 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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