



Bradley Croft, Balsall Common

Guide Price £485,000





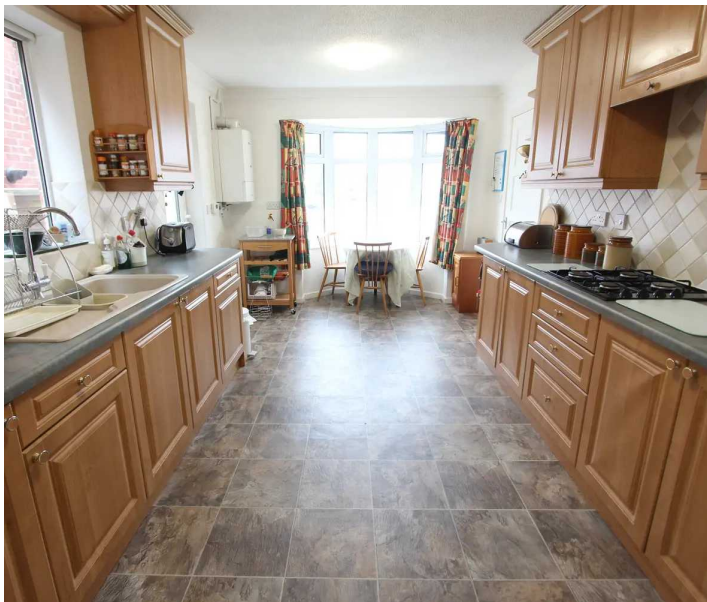
PROPERTY OVERVIEW

This spacious four-bedroom detached house is being sold with no onward chain and is situated in a sought-after location close to the Heart of England School. The property provides potential buyers with:- canopy porch, entrance hallway, breakfast kitchen, full width lounge, study, guest WC and utility room. Upstairs, the principal bedroom benefits from an en-suite bathroom, while the remaining three double bedrooms are generously proportioned and are serviced by the family bathroom. Outside, the property features a detached garage with a workshop area, driveway and a private rear garden.

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: F

Tenure: Freehold

- Four Bedroom Detached
- No Onward Chain
- Breakfast Kitchen
- Full Width Lounge & Study
- En-Suite Principal Bedroom
- Detached Garage with Workshop Area
- Private Rear Garden





CANOPY PORCH

ENTRANCE HALLWAY

BREAKFAST KITCHEN

15' 9" x 9' 8" (4.80m x 2.95m)

LOUNGE

24' 11" x 11' 2" (7.60m x 3.40m)

STUDY

8' 4" x 7' 3" (2.55m x 2.20m)

GUEST WC

UTILITY ROOM

8' 4" x 6' 3" (2.55m x 1.90m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 11" x 11' 10" (4.55m x 3.60m)

EN-SUITE BATHROOM

8' 6" x 3' 11" (2.60m x 1.20m)

BEDROOM TWO

14' 9" x 9' 2" (4.50m x 2.80m)

BEDROOM THREE

10' 8" x 9' 10" (3.25m x 3.00m)

BEDROOM FOUR

9' 10" x 8' 6" (3.00m x 2.60m)

BATHROOM

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



**TOTAL SQUARE FOOTAGE**

Total floor area - 139.1 sq.m. = 1498 sq.ft.

OUTSIDE THE PROPERTY**DETACHED GARAGE**

17' 1" x 8' 2" (5.20m x 2.50m)

WORKSHOP AREA

11' 10" x 8' 6" (3.60m x 2.60m)

PRIVATE REAR GARDEN**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge, dishwasher, washing machine, tumble dryer, all carpets, all curtains, fitted wardrobes in two bedrooms, all light fittings, solar panels and a garden shed.

ADDITIONAL INFORMATION

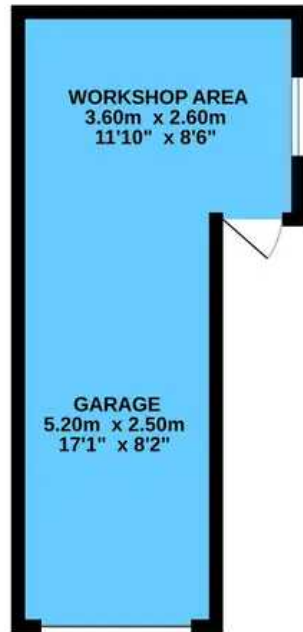
Services - mains gas, electricity and mains sewers.
Broadband - Plusnet. Loft space - partially boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

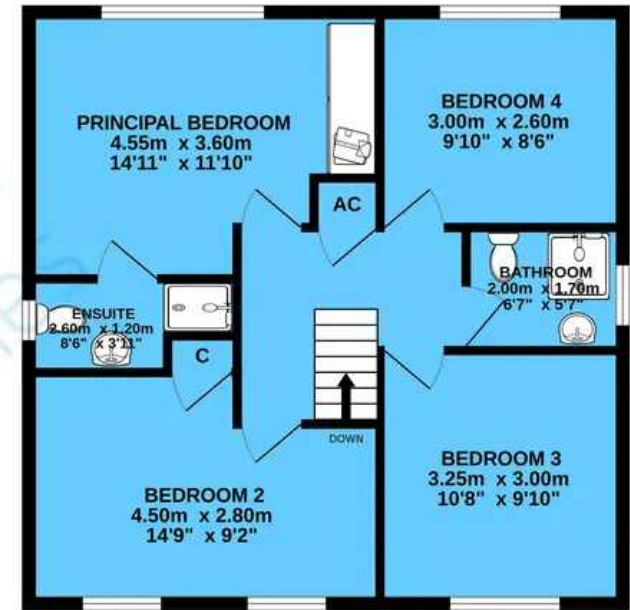
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
81.4 sq.m. (876 sq.ft.) approx.



1ST FLOOR
57.7 sq.m. (622 sq.ft.) approx.



TOTAL FLOOR AREA : 139.1 sq.m. (1498 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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