



Station Road, Balsall Common

Guide Price £545,000





PROPERTY OVERVIEW

This traditional, extended three / four bedroom semi-detached property is available to purchase with no onward chain and provides spacious living accommodation with further potential to extend (STPP) and re-model if required. Located just a short walk from the village centre, this well maintained property benefits from a private rear garden and wide driveway providing off road parking for several vehicles. In summary the property provides potential purchasers with:- entrance hallway, lounge, snug / dining room, breakfast kitchen, guest WC, utility area, ground floor bedroom with en-suite, large garden room whilst upstairs there are three double bedrooms and a family bathroom.

Outside the property offers a private South facing rear garden and a wide driveway providing off road parking for several vehicles.

Homes such as this rarely come to the market, to book a viewing contact Xact on 01676 534 411.





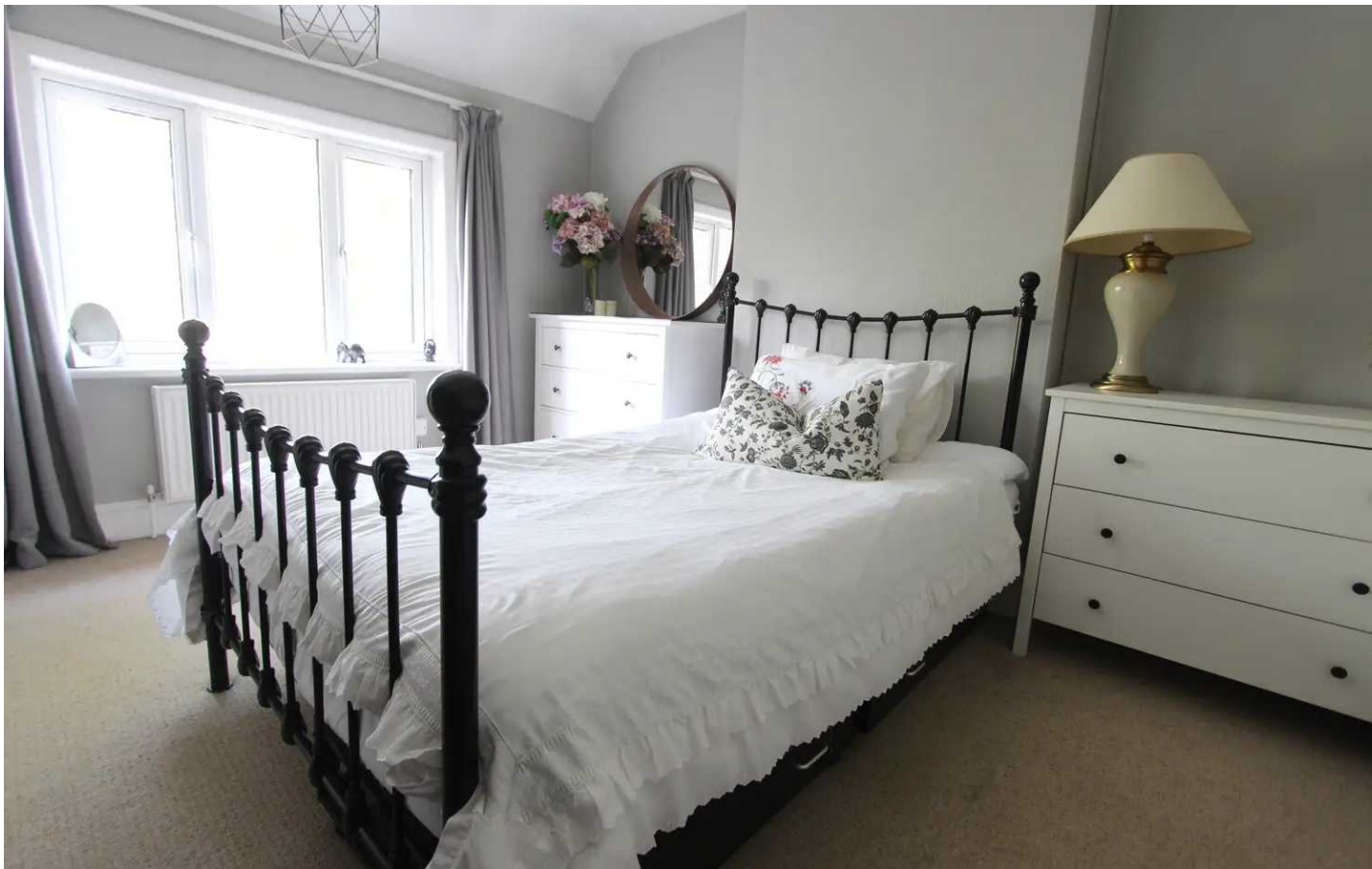
PROPERTY LOCATION

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.

Tenure: Freehold

- Traditional Three / Four Semi-Detached
- No Onward Chain
- Lounge
- Breakfast Kitchen
- Ground Floor En-Suite Bedroom
- Three Double Bedrooms
- Southerly Facing Rear Garden
- Off Road Parking for Multiple Vehicles





ENTRANCE HALLWAY

LOUNGE

19' 4" x 10' 8" (5.90m x 3.25m)

SNUG / DINING ROOM

11' 6" x 11' 0" (3.50m x 3.35m)

BREAKFAST KITCHEN

16' 1" x 11' 0" (4.90m x 3.35m)

GUEST WC

UTILITY AREA

9' 10" x 5' 3" (3.00m x 1.60m)

BEDROOM ONE

17' 5" x 7' 5" (5.30m x 2.25m)

ENSUITE

6' 7" x 3' 3" (2.00m x 1.00m)

GARDEN ROOM

18' 8" x 9' 10" (5.70m x 3.00m)

FIRST FLOOR

BEDROOM TWO

18' 3" x 8' 0" (5.55m x 2.45m)

BEDROOM THREE

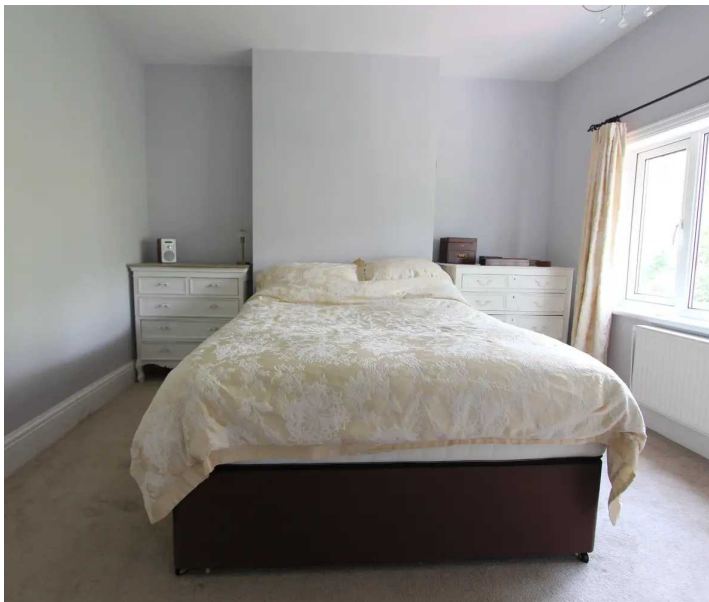
12' 2" x 11' 2" (3.70m x 3.40m)

BEDROOM FOUR

11' 10" x 11' 0" (3.60m x 3.35m)

BATHROOM

10' 0" x 8' 6" (3.05m x 2.60m)



**TOTAL SQUARE FOOTAGE**

Total floor area - 149.2 sq.m. = 1606 sq.ft. approx.

OUTSIDE THE PROPERTY**PRIVATE SOUTH FACING REAR GARDEN****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in all bedrooms, some light fittings and a garden shed.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - Talk Talk.

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
89.3 sq.m. (961 sq.ft.) approx.



1ST FLOOR
59.9 sq.m. (645 sq.ft.) approx.



TOTAL FLOOR AREA : 149.2 sq.m. (1606 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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