



Bradley Croft, Balsall Common

£525,000

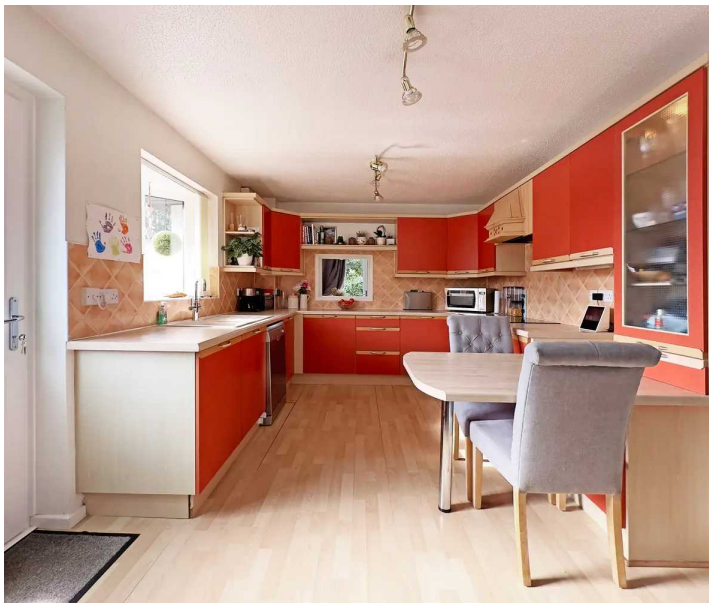




PROPERTY OVERVIEW

This spacious four-bedroom detached house is located on a wide corner plot offering potential to extend (STPP) and is situated in a sought-after cul-de-sac close to the Heart of England School. Being well presented throughout 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, driveway and a private garden to the side and rear.

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
- Wide Corner Plot
- Full Width Lounge
- Study, Utility Room & Guest WC
- En-Suite Principal Bedroom
- Potential to Extend (STPP)
- Close to Heart of England School



**CANOPY PORCH**

5' 7" x 1' 8" (1.70m x 0.51m)

ENTRANCE HALLWAY

5' 11" x 13' 9" (1.80m x 4.20m)

BREAKFAST/KITCHEN

9' 9" x 18' 1" (2.96m x 5.52m)

LOUNGE/DINER

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

STUDY

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

UTILITY ROOM

8' 4" x 6' 4" (2.55m x 1.92m)

WC

5' 2" x 2' 9" (1.57m x 0.85m)

FIRST FLOOR**PRINCIPAL BEDROOM**

12' 10" x 11' 6" (3.91m x 3.50m)

ENSUITE

8' 7" x 4' 0" (2.62m x 1.22m)

BEDROOM TWO

14' 10" x 9' 3" (4.52m x 2.82m)

BEDROOM THREE

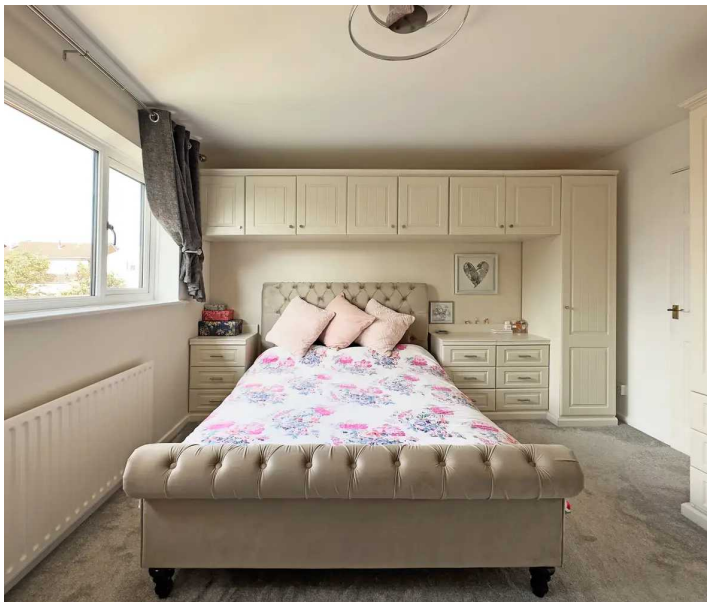
10' 0" x 10' 6" (3.04m x 3.21m)

BEDROOM FOUR

9' 9" x 8' 6" (2.98m x 2.60m)

BATHROOM

6' 8" x 5' 9" (2.02m x 1.74m)





TOTAL SQUARE FOOTAGE

128 sq.m. (1380 sq.ft) approx.

OUTSIDE THE PROPERTY

DETACHED GARAGE

WEST FACING GARDEN

ITEMS INCLUDED IN THE SALE

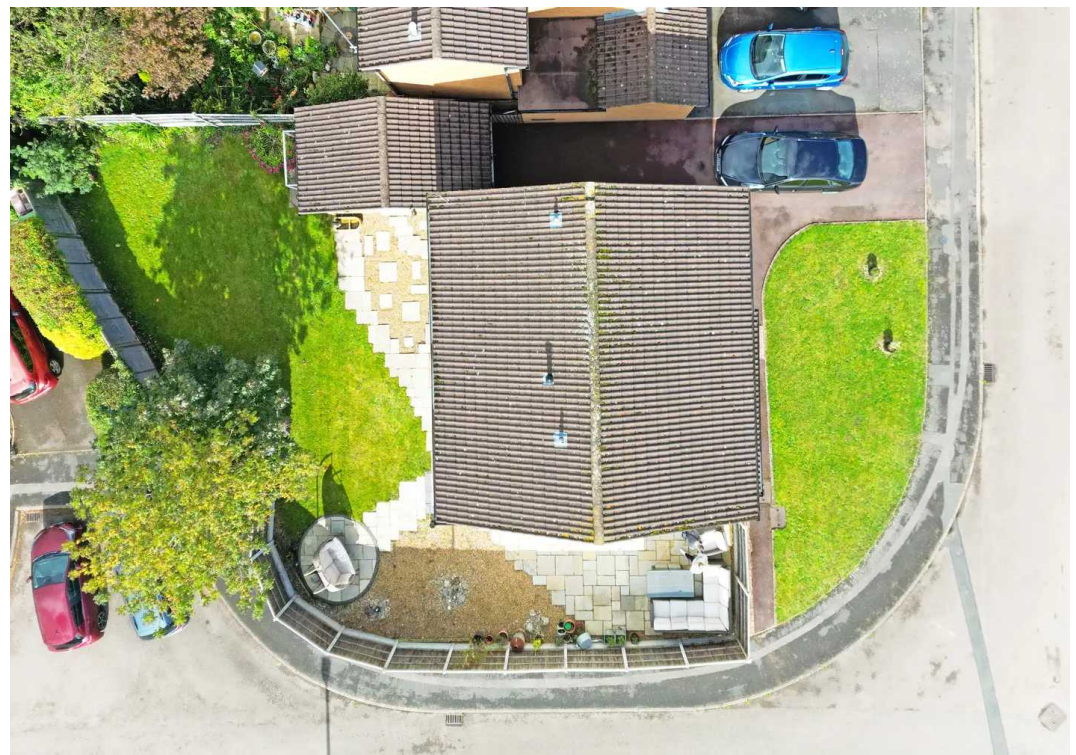
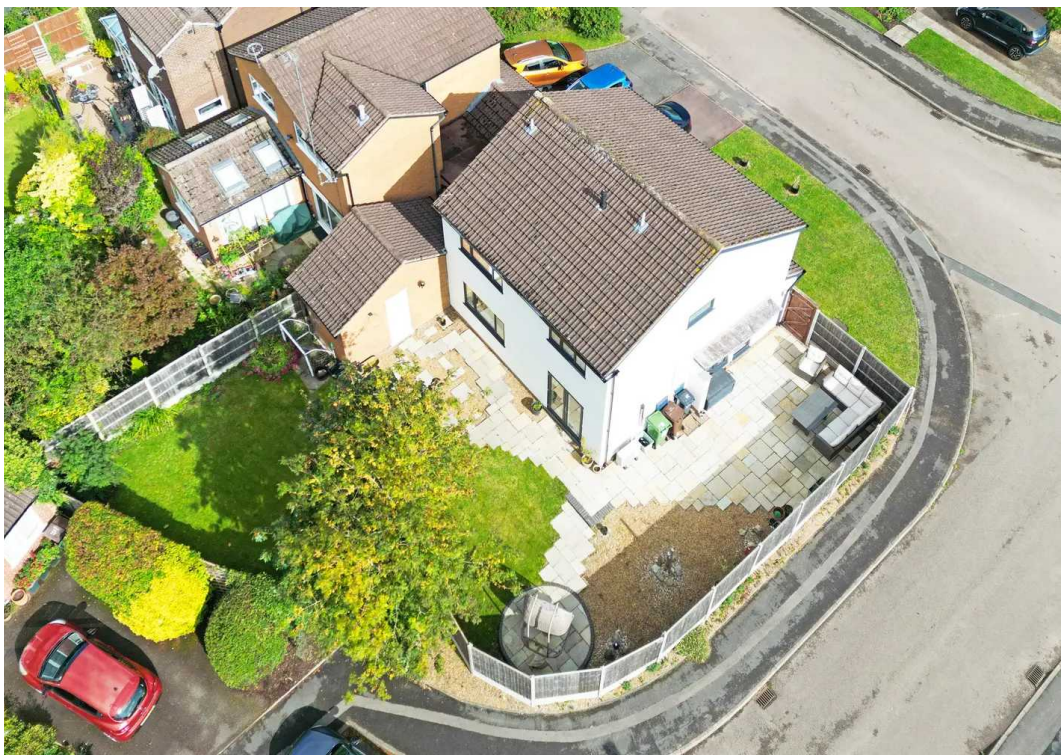
Integrated oven, integrated hob, extractor, all carpets, some curtains, all blinds, fitted wardrobes in bedrooms one and two and some light fittings.

ADDITIONAL INFORMATION

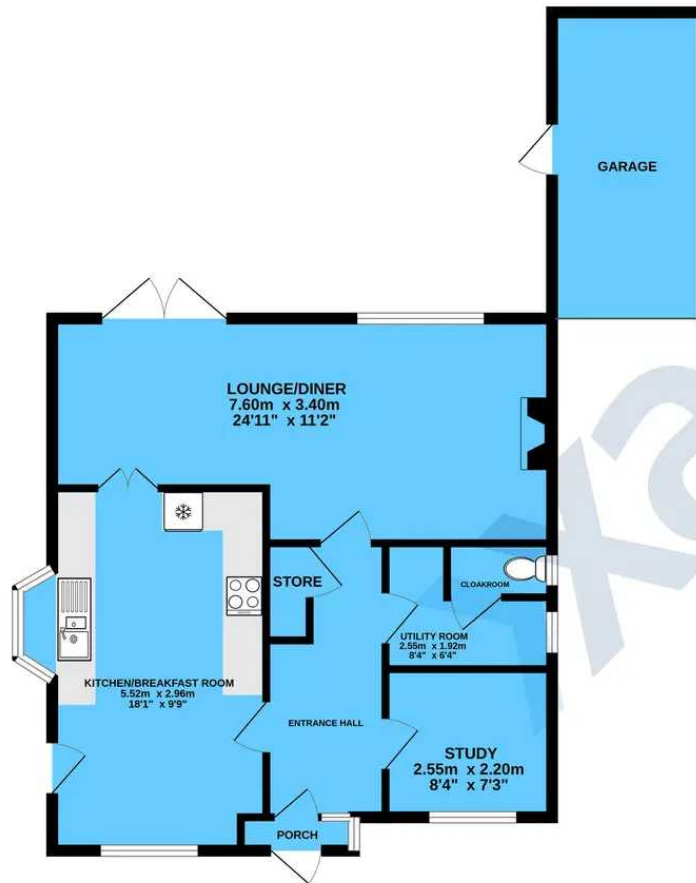
Services: water meter, mains gas, electricity and mains sewers. Broadband: Plus Net Fibre-Optic. Loft Space: part boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

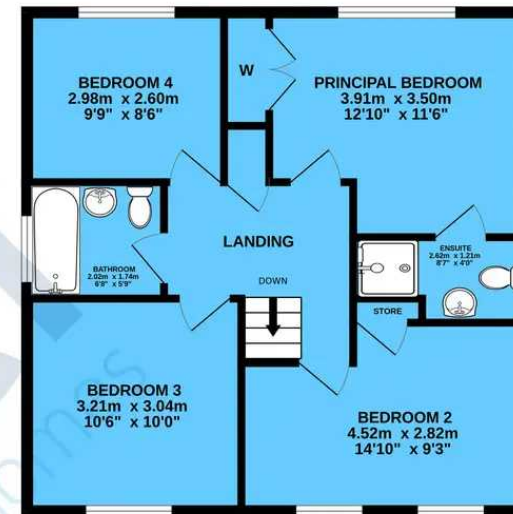
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 128.2 sq.m. (1380 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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