



## Sunny Bank Balsall Street, Balsall Common

Offers in Region of £950,000





#### PROPERTY OVERVIEW

This significantly extended and very well presented five-bedroom detached house offers over 2000sq ft of living space and occupies an elevated position on the outskirts of the village. Benefitting from a wide South facing rear garden which provides further scope for extension (STPP) the property provides potential purchasers with; entrance hallway, downstairs WC, living room, snug, dining room, breakfast kitchen, five bedrooms, principal bedroom having en-suite & dressing room, two further en-suite bedrooms and a family shower-room. Outside there is a large driveway providing ample space for caravan and several vehicles, a double length garage and a large private South facing rear garden.

Viewing is highly recommended to fully appreciate the size and quality of this outstanding family home and is strictly by appointment with Xact 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 center 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

- Five Bedroom Detached House
- No Onward Chain
- Well Presented Throughout
- Three Reception Rooms
- Breakfast Kitchen
- Three En-Suite Bedrooms
- Large South Facing Garden
- Double Garage & Driveway Parking for Multiple Vehicles





**ENTRANCE HALLWAY**

**LIVING ROOM**

13' 7" x 17' 7" (4.15m x 5.35m)

**SNUG**

13' 0" x 11' 0" (3.95m x 3.35m)

**WC**

**DINING ROOM**

15' 11" x 11' 0" (4.85m x 3.35m)

**BREAKFAST KITCHEN**

13' 7" x 10' 10" (4.15m x 3.30m)

**CONSERVATORY**

12' 6" x 11' 4" (3.80m x 3.45m)





## FIRST FLOOR

### PRINCIPAL BEDROOM

13' 5" x 17' 5" (4.10m x 5.30m)

### DRESSING ROOM

11' 10" x 9' 4" (3.60m x 2.85m)

### ENSUITE

8' 2" x 9' 2" (2.50m x 2.80m)

### BEDROOM TWO

13' 7" x 10' 10" (4.15m x 3.30m)

### ENSUITE

10' 10" x 5' 9" (3.30m x 1.75m)

### BEDROOM THREE

12' 10" x 9' 4" (3.90m x 2.85m)

### ENSUITE

9' 2" x 5' 7" (2.80m x 1.70m)

### BEDROOM FOUR

11' 4" x 10' 10" (3.45m x 3.30m)

### BEDROOM FIVE

9' 10" x 10' 10" (3.00m x 3.30m)

### SHOWER ROOM

5' 11" x 6' 1" (1.80m x 1.85m)



## **OUTSIDE THE PROPERTY**

### **GARAGE**

35' 5" x 9' 6" (10.80m x 2.90m)

### **TOTAL SQUARE FOOTAGE**

Total floor area: 246.0 sq.m. = 2648 sq.ft. approx.

### **SOUTH FACING REAR GARDEN**

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

DBC integrated oven, integrated hob, extractor, integrated microwave, 2x built in fridge freezers, tumble dryer, all carpets, all curtains, all blinds, fitted wardrobes in bedroom two, some light fittings, underfloor heating in kitchen/lounge/three bathrooms, 2x garden sheds, CCTV and a remote controlled electric garage door.

### **ADDITIONAL INFORMATION**

Services: water meter, mains gas, electricity and mains sewers. Broadband: BT Fibre-Optic. Loft Space: 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.



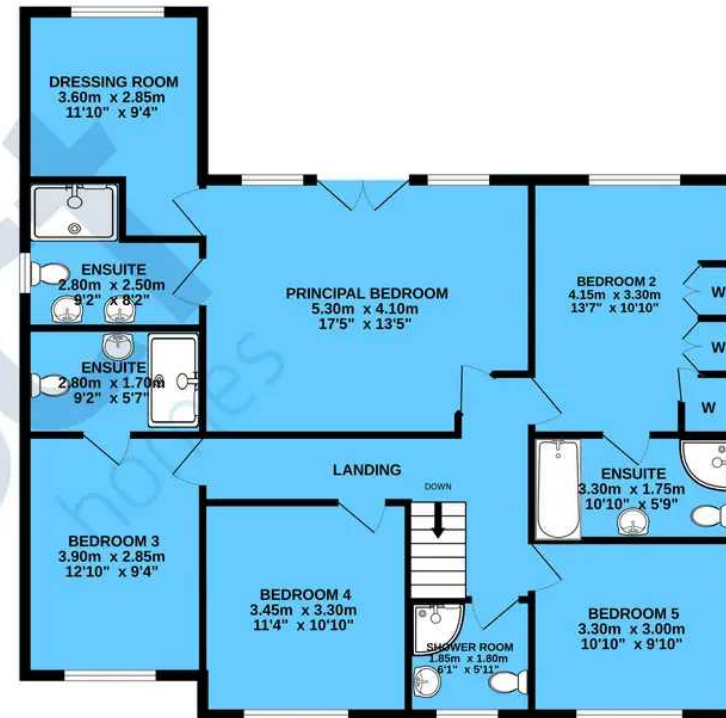




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 246.0 sq.m. (2648 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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