



183 STATION ROAD, BALSALL COMMON, COVENTRY, CV7 7FG

ASKING PRICE OF £435,000

EPC: D Council Tax Band: D



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.

- Extended Semi Detached Residence
- Four Bedrooms + Family Bathroom/WC
- Lounge & Family Room
- Large Breakfast Kitchen
- Utility Room & Separate WC
- Garage & Driveway
- Walking Distance of Village Centre
- Sought after Location



An extended four bedroom traditional style semi detached residence situated in a sought after location. The property offers excellent family living accommodation which briefly comprises; entrance hall, lounge, family room, large breakfast kitchen, study, utility, separate WC, first floor landing, four bedrooms, bathroom/WC, driveway, garage and enclosed rear garden.

ENTRANCE HALL

LOUNGE 15' 0" x 12' 1" (4.59m x 3.69m)

FAMILY ROOM 14' 10" x 9' 3" (4.53m x 2.83m)

LARGE BREAKFAST KITCHEN 18' 0" x 17' 10" (5.51m x 5.46m)

STUDY 9' 3" x 8' 2" (2.83m x 2.5m)

UTILITY ROOM 6' 8" x 4' 11" (2.05m x 1.52m)

SEPARATE WC 4' 11" x 3' 0" (1.52m x 0.93m)

FIRST FLOOR LANDING

MASTER BEDROOM 15' 3" x 10' 4" (4.65m x 3.16m)

BEDROOM TWO 12' 0" x 9' 4" (3.67m x 2.87m)

BEDROOM THREE 8' 11" x 8' 8" (2.73m x 2.65m)

BEDROOM FOUR 9' 2" x 7' 2" (2.8m x 2.19m)

BATHROOM/WC 11' 6" x 7' 2" (3.51m x 2.19m)

DRIVEWAY

GARAGE 10' 11" x 8' 2" (3.35m x 2.5m)

ENCLOSED REAR GARDEN

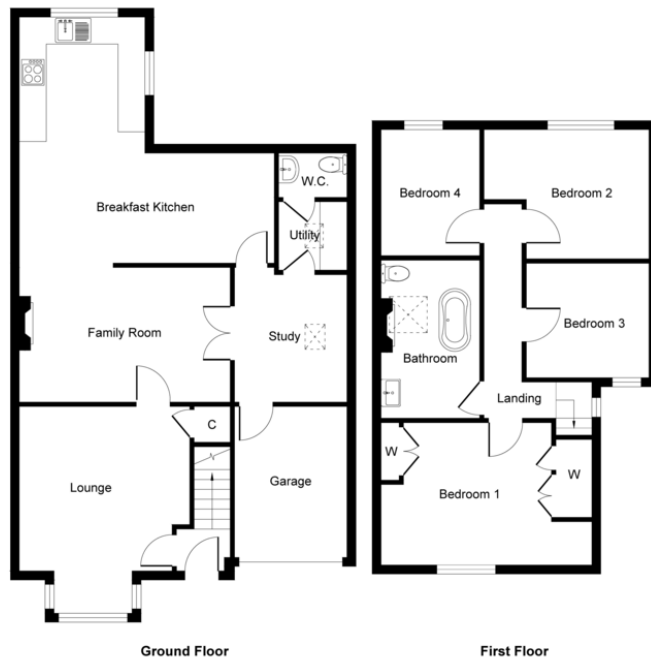


*** DRAFT DETAILS ***

Details have not been confirmed by the property owner. This is a draft copy only, therefore, we cannot confirm their accuracy.

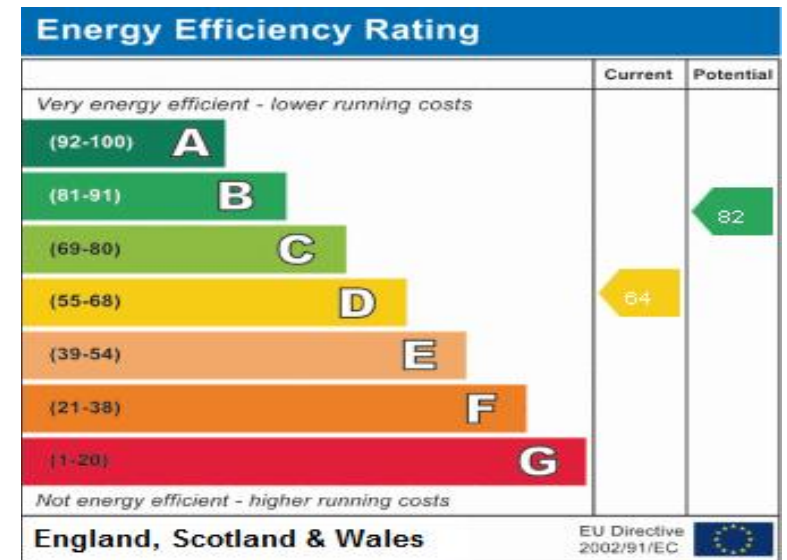
Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Approx. Gross Internal Floor Area 1391 sq. ft. (129.71 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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