



Beverley Close, Balsall Common

Guide Price £535,000



PROPERTY OVERVIEW

This four bedroom detached property is ideally situated for access to the village centre, local schools and the train station and is available to purchase with no onward chain. Being located in a quiet cul-de-sac with the potential to extend subject to the necessary planning consents, the property benefits from a South facing garden which backs onto open fields that are protected from any future development.

Requiring some internal updating and refurbishment the property provides potential purchasers with: entrance hallway, full width living room, dining room, kitchen, conservatory, four good size bedrooms and a family shower room. Outside the property benefits from a South facing rear garden overlooking open fields, driveway parking for multiple vehicles and a single garage.

Viewing is by appointment only via Xact on 01676 534 411.





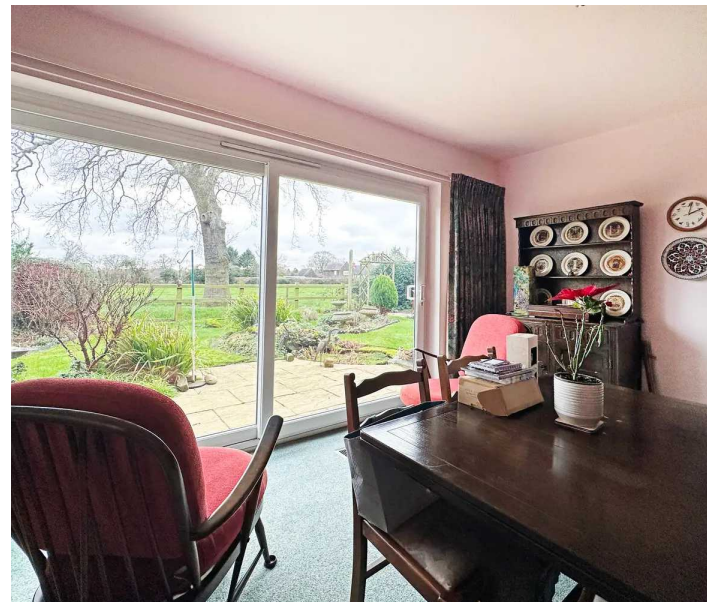
PROPERTY LOCATION

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
- Potential to Refurbish & Extend (STPP)
- No Onward Chain
- Living Room, Dining Room & Conservatory
- South Facing Garden Overlooking Open Fields
- Single Garage & Driveway Parking
- Ideally Positioned for Access to Village Centre & Train Station





ENTRANCE HALLWAY

WC

LIVING ROOM

17' 5" x 11' 6" (5.30m x 3.50m)

DINING ROOM

13' 9" x 11' 10" (4.20m x 3.60m)

KITCHEN

12' 6" x 10' 4" (3.80m x 3.15m)

CONSERVATORY

10' 10" x 6' 3" (3.30m x 1.90m)

FIRST FLOOR

BEDROOM ONE

13' 9" x 12' 10" (4.20m x 3.90m)

BEDROOM TWO

13' 9" x 8' 10" (4.20m x 2.68m)

BEDROOM THREE

10' 4" x 8' 10" (3.15m x 2.68m)

BEDROOM FOUR

10' 6" x 7' 10" (3.20m x 2.38m)

SHOWER ROOM

7' 9" x 7' 5" (2.35m x 2.25m)

TOTAL SQUARE FOOTAGE

Total floor area: 124.0 sq.m. = 1335 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

18' 1" x 9' 0" (5.50m x 2.75m)

SOUTH FACING REAR GARDEN

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN SALE

Free standing cooker, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds and all light fittings.

ADDITIONAL INFORMATION

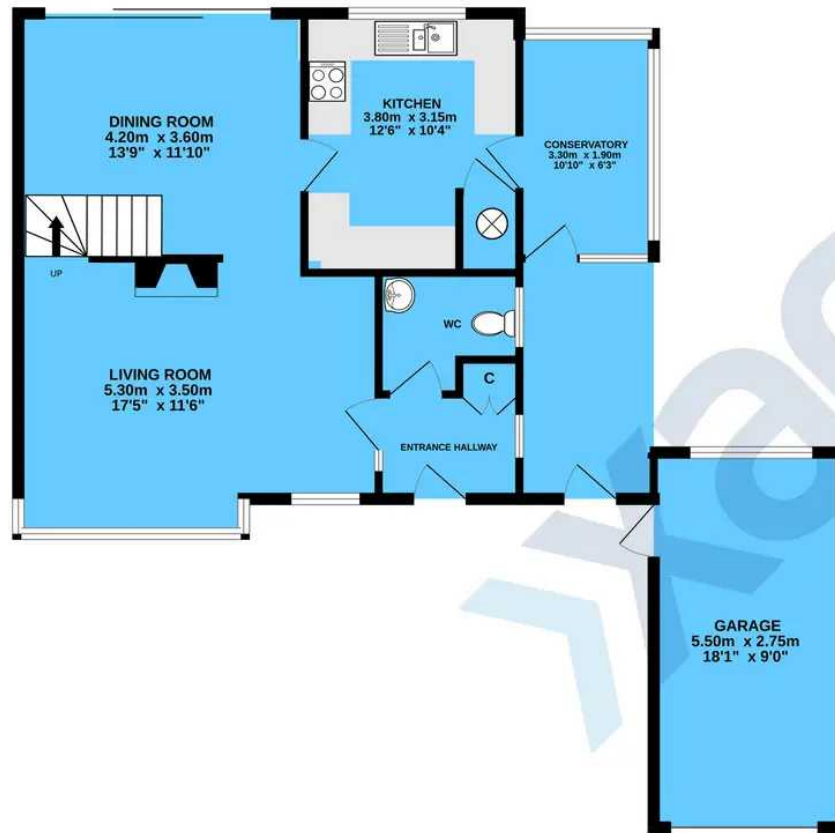
Services - mains gas and electricity.

MONEY LAUNDERING REGULATIONS

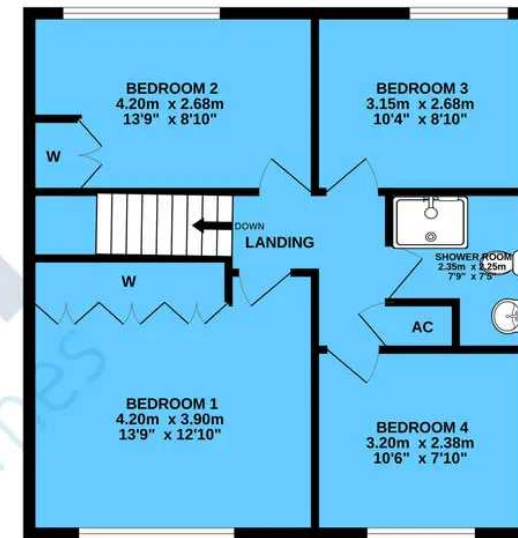
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 124.0 sq.m. (1335 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.

Made with Metropix ©2024

Xact Homes

170 Station Road, Balsall Common – CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

xact
SALES & LETTINGS

