



Chattaway Drive, Balsall Common

Guide Price £475,000



PROPERTY OVERVIEW

This extended four bedroom detached house is very well presented throughout and is ideally located for access to the village centre and local schools. Being positioned in a quiet cul-de-sac and having been significantly extended and remodelled by the present owners the property now provides potential purchasers with:- entrance hallway, lounge, open plan breakfast kitchen, utility room, study / playroom, four bedrooms (1 x en-suite) and a family bathroom.

Outside there is a full width driveway providing off road parking for multiple vehicles and a lawned rear garden with a block paved patio area.

Viewing is strictly by appointment 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: E

Tenure: Freehold

- Four Bedroom Detached House
- Extended & Re-Modelled
- Open Plan Breakfast Kitchen
- Lounge & Study / Playroom
- En-Suite Principal Bedroom
- Quiet Cul-de-Sac Location
- Off Road Parking for Several Vehicles





ENTRANCE HALLWAY

LOUNGE

15' 0" x 11' 8" (4.57m x 3.55m)

BREAKFAST KITCHEN

24' 1" x 10' 7" (7.33m x 3.23m)

UTILITY ROOM

STUDY / PLAYROOM

12' 0" x 7' 8" (3.67m x 2.33m)

FIRST FLOOR

PRINCIPAL BEDROOM

19' 9" x 8' 6" (6.02m x 2.59m)

ENSUITE

8' 6" x 6' 0" (2.59m x 1.82m)

BEDROOM TWO

13' 3" x 8' 4" (4.04m x 2.53m)

BEDROOM THREE

12' 8" x 8' 4" (3.85m x 2.54m)

BEDROOM FOUR

9' 9" x 6' 6" (2.97m x 1.99m)

BATHROOM

6' 6" x 6' 0" (1.97m x 1.82m)

TOTAL SQUARE FOOTAGE

Total floor area: 113.0 sq.m. = 1216 sq.ft. approx.

OUTSIDE THE PROPERTY

OFF ROAD PARKING FOR MULTIPLE VEHICLES

LAWNED REAR GARDEN





ITEMS INCLUDED IN SALE

Neff integrated oven, Neff integrated hob, Neff extractor, all carpets, all curtains, all blinds, all light fittings and a garden shed.

ADDITIONAL INFORMATION

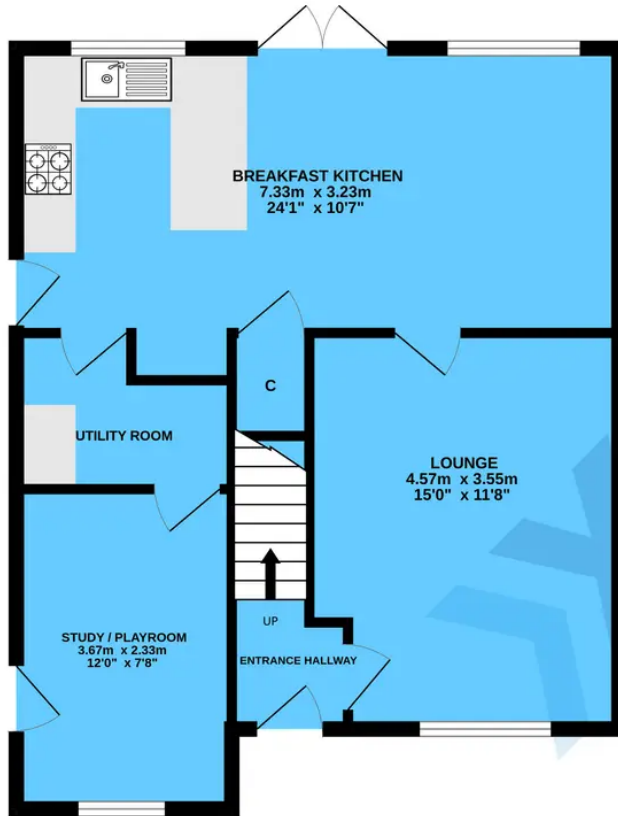
Services - mains gas, electricity and mains sewers.
Broadband - EE. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

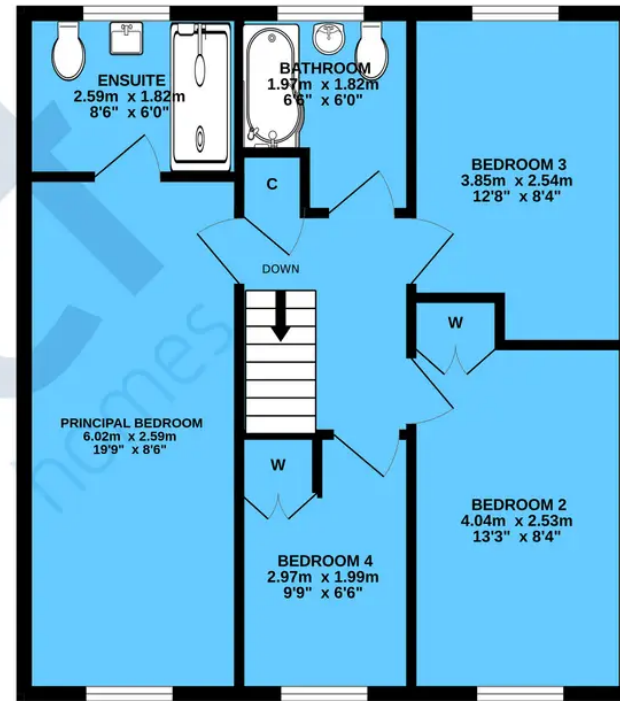
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
57.7 sq.m. (621 sq.ft.) approx.



1ST FLOOR
55.3 sq.m. (596 sq.ft.) approx.



TOTAL FLOOR AREA : 113.0 sq.m. (1216 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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