



Ashley Way, Balsall Common

£425,000





PROPERTY OVERVIEW

Located in a quiet cul-de-sac within walking distance of the village centre is this well presented three bedroom link-detached family home. Having been recently renovated with new windows, new central heating boiler, refitted bathroom and decorated throughout the property provides potential purchasers with: - entrance hallway, living room, modern breakfast kitchen, guest WC, three bedrooms (principal ensuite) and a family bathroom. Outside the property benefits from a double length driveway with a garage and to the rear and a South to South West facing landscaped garden which is mainly lawn with paved patio area.

Internal viewing is by appointment only with Xact Homes 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: D

Tenure: Freehold

- Three Bedroom Link-Detached House
- Well Presented Throughout
- Breakfast Kitchen
- Walking Distance to Village Centre
- En-Suite Principal Bedroom
- Newly Fitted Windows & Central Heating Boiler
- South to South West Facing Rear Garden
- Garage & Driveway Parking





ENTRANCE HALL

WC

LIVING ROOM

16' 6" x 13' 5" (5.04m x 4.09m)

BREAKFAST KITCHEN

16' 4" x 8' 11" (4.98m x 2.72m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 6" x 9' 5" (3.5m x 2.87m)

ENSUITE

BEDROOM TWO

10' 2" x 9' 4" (3.11m x 2.85m)

BEDROOM THREE

7' 10" x 6' 10" (2.38m x 2.08m)

BATHROOM

6' 5" x 5' 11" (1.96m x 1.81m)





OUTSIDE THE PROPERTY

GARAGE

16' 8" x 8' 10" (5.08m x 2.68m)

SOUTH TO SOUTH WEST FACING LANDSCAPED GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets and blinds, some light fittings, fitted wardrobes in two bedrooms, garden shed and electric garage door.

ADDITIONAL INFORMATION

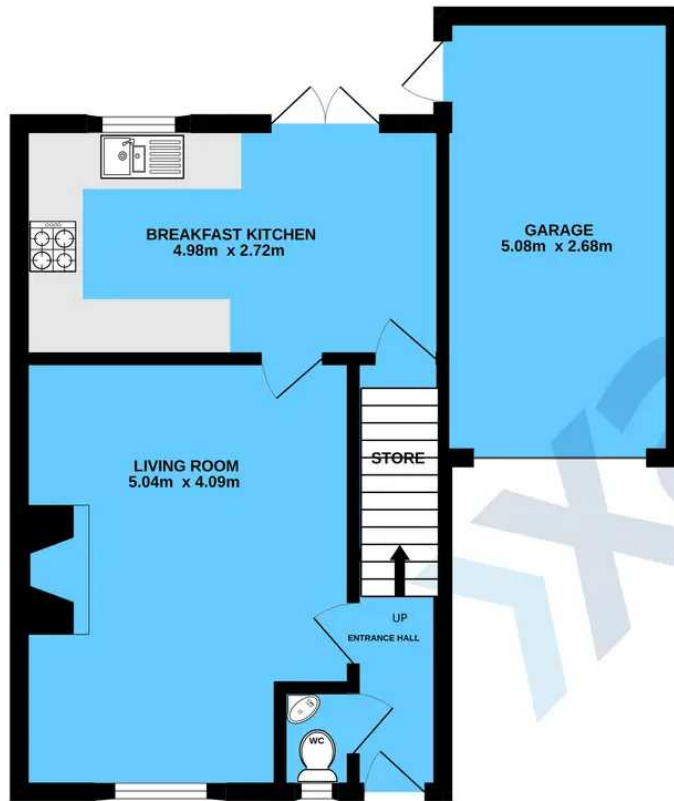
Services - water meter, mains gas, electricity and sewers. Broadband - Virgin Media - Fibre optic. Loft space - boarded with ladder and lighting.

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



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 ©2023

Xact Homes

170 Station Road, Balsall Common - CV7 7FD

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

xact
SALES & LETTINGS

