



Shenstone Drive, Balsall Common

Offers in Region of £495,000





PROPERTY OVERVIEW

This beautifully presented four bedroom link-detached house has been renovated and remodelled by the present owners and now provides a ready to move into family home in a pleasant edge of village location within walking distance to the local schools. Requiring internal inspection to appreciate the quality of the accommodation the property provides potential purchasers with:- enclosed porch, entrance hallway, stunning L-shaped breakfast kitchen into sun lounge, large living room, guest WC, generous utility room, four bedrooms and a modern family bathroom with bath & separate shower cubicle.

Outside there is driveway parking, a single garage with integral access (and conversion potential) and professionally landscaped rear garden.

Viewing is recommended and is strictly by appointment only 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 Link Detached House
- Beautifully Presented Throughout
- L-Shaped Breakfast Kitchen
- Large Living Room
- Re-Fitted Family Bathroom
- Professionally Landscaped Rear Garden
- Single Garage & Driveway Parking

PORCH

ENTRANCE HALL

WC

LIVING ROOM

16' 3" x 11' 10" (4.95m x 3.61m)

BREAKFAST KITCHEN

20' 0" x 11' 8" (6.10m x 3.56m)

SUN LOUNGE

11' 6" x 8' 4" (3.51m x 2.54m)



**UTILITY ROOM**

11' 0" x 8' 8" (3.35m x 2.64m)

INTEGRAL GARAGE

20' 2" x 8' 8" (6.15m x 2.64m)

FIRST FLOOR**BEDROOM ONE**

13' 0" x 11' 6" (3.96m x 3.51m)

BEDROOM TWO

10' 8" x 9' 10" (3.25m x 3.00m)

BEDROOM THREE

9' 10" x 7' 7" (3.00m x 2.31m)

BEDROOM FOUR

10' 0" x 6' 9" (3.05m x 2.06m)

BATHROOM

9' 10" x 5' 7" (3.00m x 1.70m)

TOTAL SQUARE FOOTAGE

122 sq.m (1313 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR THREE VEHICLES****PROFESSIONALLY LANDSCAPED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

AEG integrated oven, AEG integrated hob, AEG extractor, AEG microwave, Zanussi fridge/freezer, AEG washing machine, all carpets, blinds and light fittings, some curtains, fitted wardrobes in two bedrooms, underfloor heating in the kitchen and electric garage door.

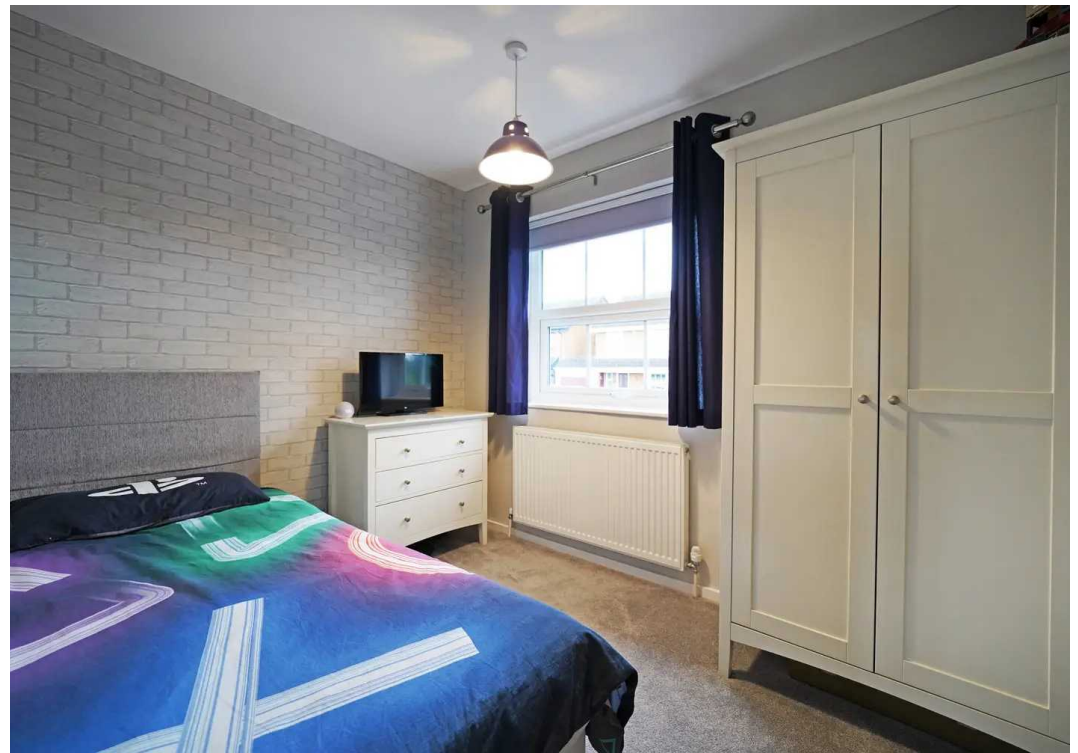
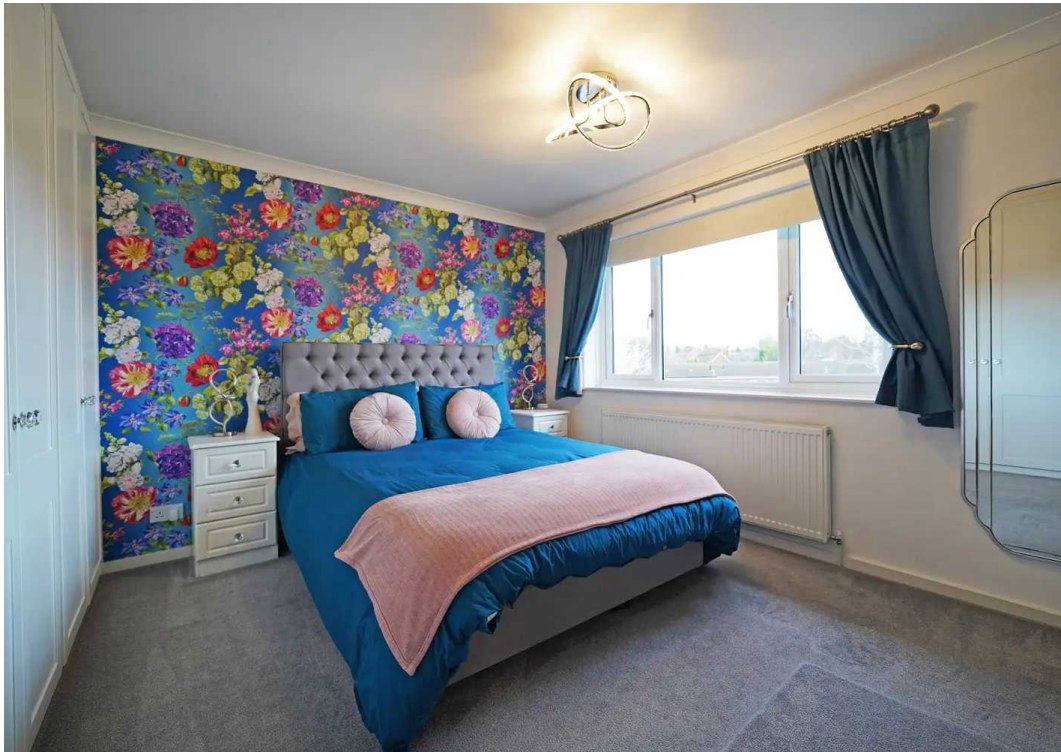


ADDITIONAL INFORMATION

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

MONEY LAUNDERING REGULATIONS

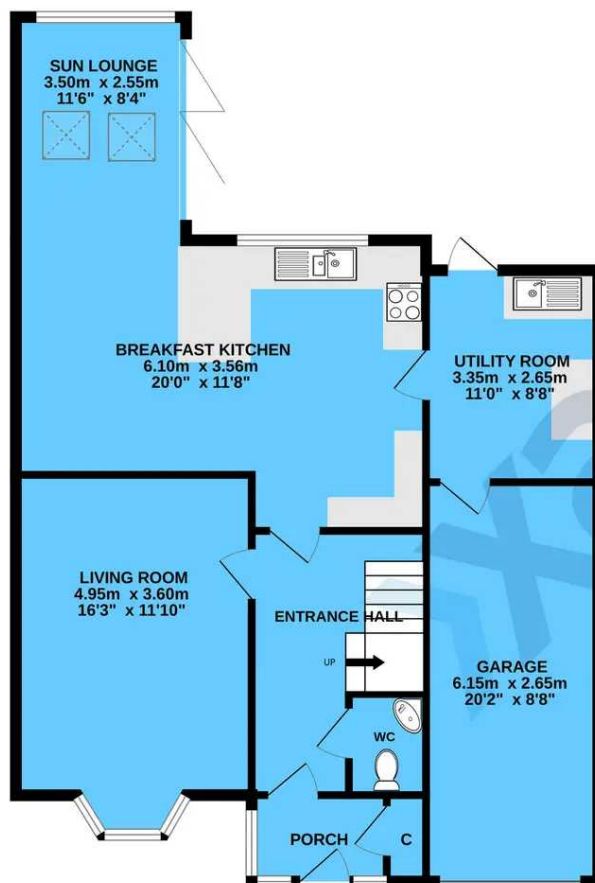
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 122.0 sq.m. (1313 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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