



Bradley Croft, Balsall Common

Offers Over £475,000





PROPERTY OVERVIEW

This spacious four-bedroom detached will benefit from some modernisation and refurbishment and offers scope to extend subject to the necessary planning consents. Benefiting from a significantly larger than average garden South facing rear garden with views over the Heart of England School playing field and being available to purchase with no onward chain the property provides potential buyers with:- enclosed porch, entrance hallway, breakfast kitchen, full width lounge, study, guest WC and utility room. Upstairs, there are four double bedrooms (1 x en-suite) and a family bathroom.

Outside the property has a single garage behind a covered carport, driveway parking and an exceptional private South facing rear garden with views over the Heart of England Playing fields.

Viewing is 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: F

Tenure: Freehold

- Four Bedroom Detached House
- No Onward Chain
- Potential to Extend (STPP) & Refurbish
- Large South Facing Rear Garden with Views Over Playing Fields
- Breakfast Kitchen
- Lounge & Study
- En-Suite Principal Bedroom
- Quiet Cul-de-Sac Location
- Garage & Driveway Parking

PORCH

5' 11" x 2' 6" (1.80m x 0.76m)

ENTRANCE HALLWAY

13' 7" x 5' 11" (4.14m x 1.80m)

STUDY

8' 2" x 7' 5" (2.49m x 2.26m)

UTILITY ROOM

8' 2" x 6' 1" (2.49m x 1.85m)



WC

BREAKFAST KITCHEN

15' 9" x 9' 10" (4.80m x 3.00m)

LOUNGE

25' 1" x 11' 4" (7.65m x 3.45m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 10" x 11' 8" (3.91m x 3.56m)

ENSUITE

8' 6" x 4' 3" (2.59m x 1.30m)

BEDROOM TWO

14' 9" x 8' 2" (4.50m x 2.49m)

BEDROOM THREE

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

BEDROOM FOUR

9' 10" x 8' 6" (3.00m x 2.59m)

BATHROOM

6' 7" x 6' 1" (2.01m x 1.85m)

TOTAL SQUARE FOOTAGE

117 sq.m (1259 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

16' 5" x 8' 2" (5.00m x 2.49m)

CARPORT

13' 5" x 8' 2" (4.09m x 2.49m)

PRIVATE SOUTH FACING REAR GARDEN



ITEMS INCLUDED IN THE SALE

Sold as seen

ADDITIONAL INFORMATION

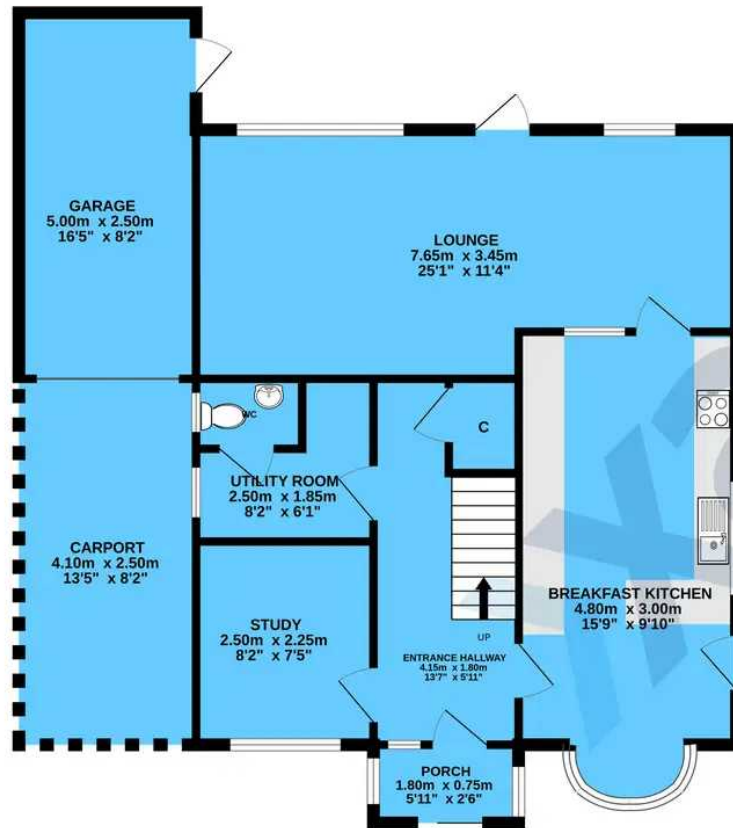
Services - mains gas, electricity and sewers.

MONEY LAUNDERING REGULATIONS

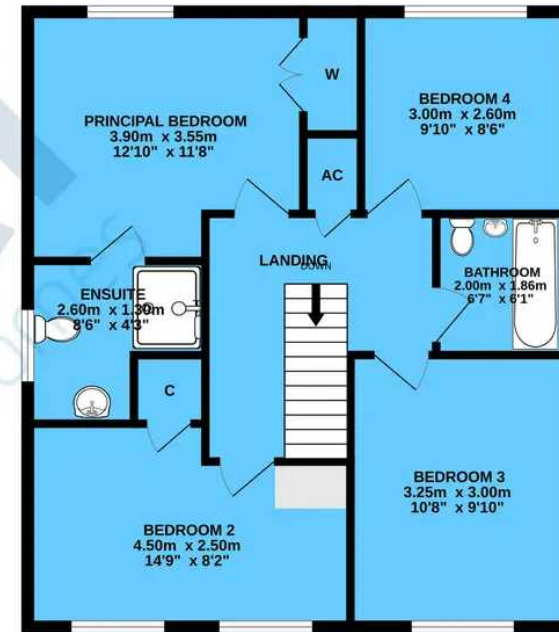
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 117.0 sq.m. (1259 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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