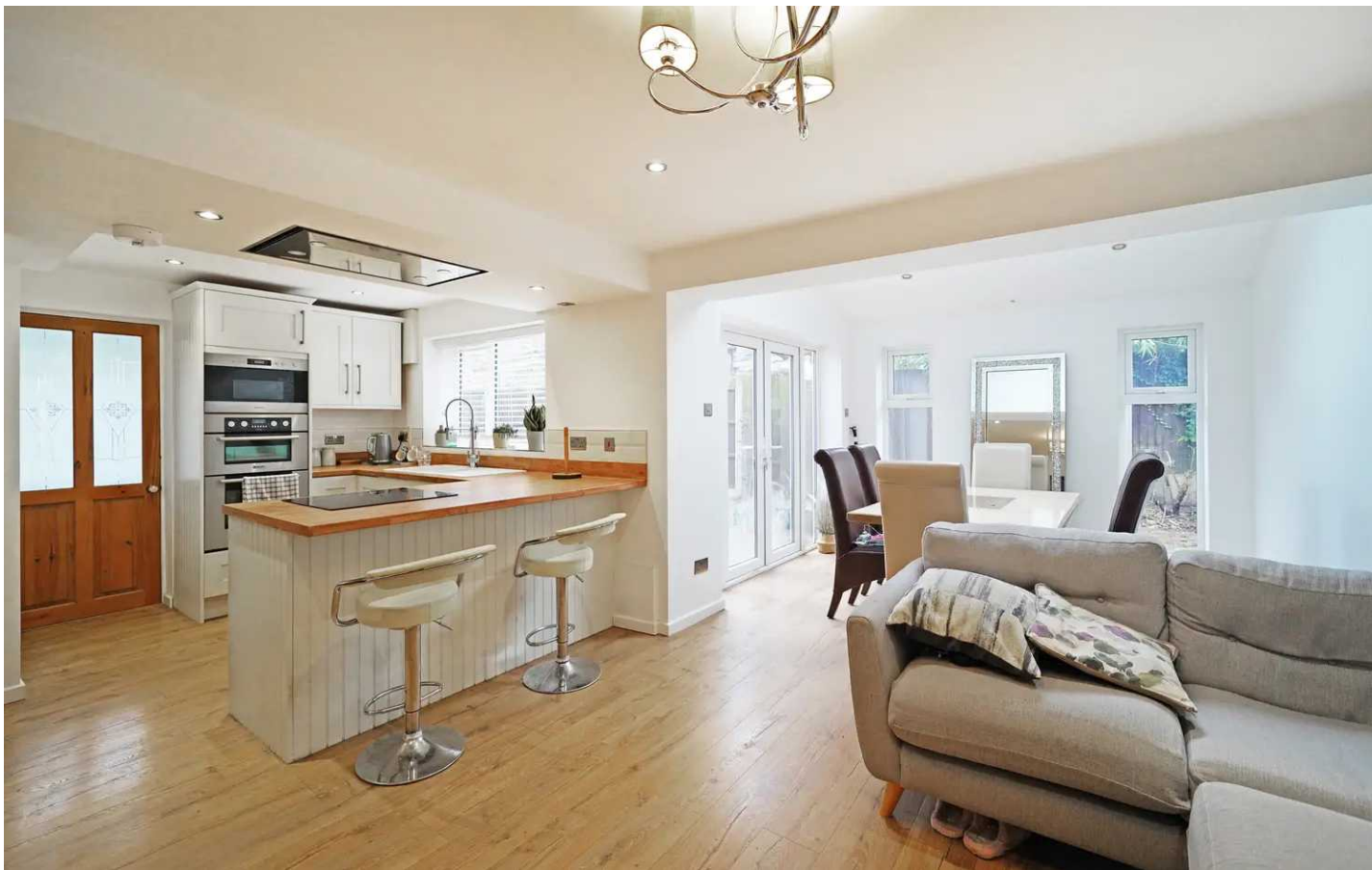




Clive Road, Balsall Common

Offers in Region of £495,000





## PROPERTY OVERVIEW

This significantly extended four bedroom semi-detached property provides spacious living accommodation with further potential to extend (STPP) and re-model if required. Located just a short walk from the Heart of England School and in a quiet residential road, this well maintained property benefits from a generous corner plot and provides potential purchasers with:- enclosed porch, entrance hallway, lounge, open plan kitchen/dining/family room, study / playroom, guest WC, utility area, four bedrooms and a modern family bathroom. Outside the property offers a private courtyard area in addition to a landscaped sunny corner garden, off road parking for several vehicles and a garage which can be accessed from inside the property.



Internal inspection is recommended to appreciate the accommodation available, viewings are by appointment only with Xact on 01676 545 411.



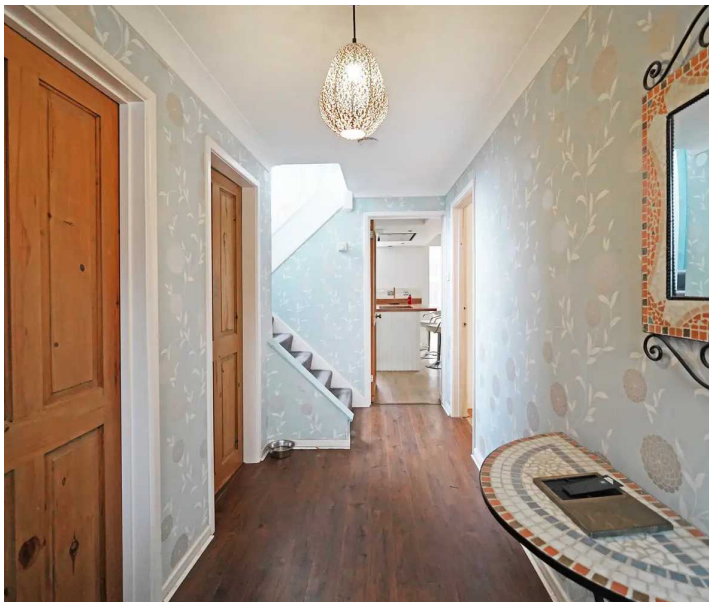
## PROPERTY LOCATION

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

- Extended Traditional Semi-Detached Property
- Four Bedrooms
- Open Plan Kitchen / Dining / Family Room
- Lounge & Study/Playroom
- Potential to Extend / Re-Model (STPP)
- Close to Heart of England School
- Sunny Landscaped Rear Garden
- Garage & Driveway Parking



## PORCH

## ENTRANCE HALL

## WC

## LOUNGE

15' 5" x 11' 4" (4.70m x 3.45m)

## STUDY

11' 10" x 8' 2" (3.61m x 2.49m)



## **KITCHEN/DINING/FAMILY ROOM**

### **KITCHEN**

11' 0" x 9' 10" (3.35m x 3.00m)

### **DINING AREA**

9' 8" x 8' 6" (2.95m x 2.59m)

### **FAMILY AREA**

11' 6" x 11' 0" (3.51m x 3.35m)

### **UTILITY**

13' 11" x 5' 9" (4.24m x 1.75m)

## **FIRST FLOOR**

### **BEDROOM ONE**

13' 3" x 11' 0" (4.04m x 3.35m)

### **BEDROOM TWO**

13' 1" x 10' 0" (3.99m x 3.05m)

### **BEDROOM THREE**

12' 2" x 8' 6" (3.71m x 2.59m)

### **BEDROOM FOUR**

9' 2" x 7' 3" (2.79m x 2.21m)

### **BATHROOM**

9' 6" x 7' 10" (2.90m x 2.39m)

### **TOTAL SQUARE FOOTAGE**

128 sq.m (1378 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **GARAGE**

16' 11" x 7' 9" (5.16m x 2.36m)

## **PRIVATE COURTYARD AREA**

### **LANDSCAPED GARDEN**



#### **ADDITIONAL INFORMATION**

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

#### **ITEMS INCLUDED IN THE SALE**

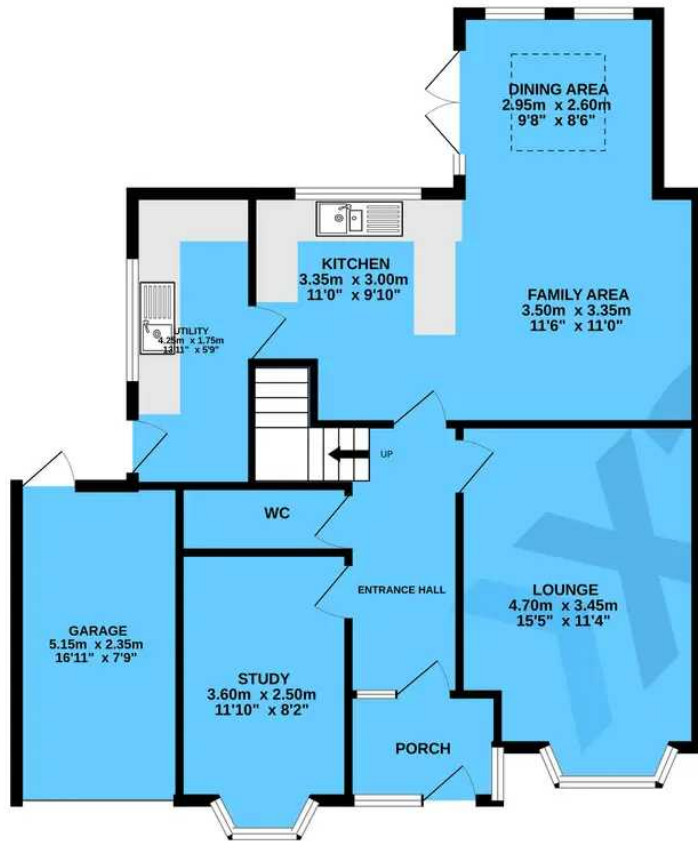
Integrated oven, integrated microwave, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

#### **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: 128.0 sq.m. (1378 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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