



Gorton Croft, Balsall Common

Offers in Region of £379,950





PROPERTY OVERVIEW

Situated in a quiet cul-de-sac and within walking distance of the village centre is this extended three bedroom semi-detached property which is available to purchase with no onward chain. Being very well presented throughout and having the benefit of a recently fitted kitchen with integrated appliances, the property is being sold to include carpets, curtains, blinds & light fittings providing a ready to move into home for potential purchasers. In summary the property provides:- canopy porch, entrance hallway, modern fitted kitchen, large living room, conservatory (with radiator), three double bedrooms (1 x en-suite) and a family bathroom.

Outside the property benefits from driveway parking, a single garage (with plumbing for washing machine) and a pleasant low maintenance South facing rear garden.

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 center 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: C

Tenure: Freehold

- Three Bedroom Semi-Detached
- No Onward Chain
- Modern Fitted Kitchen with Integrated Appliances
- Well Presented Throughout
- En-Suite Principal Bedroom
- Living Room & Conservatory
- Driveway Parking & Single Garage
- South Facing Rear Garden



ENTRANCE HALL

KITCHEN

7' 9" x 7' 9" (2.36m x 2.36m)

LIVING ROOM

16' 9" x 11' 9" (5.11m x 3.58m)

CONSERVATORY

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



FIRST FLOOR

PRINCIPAL BEDROOM

11' 2" x 7' 9" (3.40m x 2.36m)

ENSUITE

BEDROOM TWO

9' 8" x 8' 8" (2.95m x 2.64m)

BEDROOM THREE

10' 9" x 6' 9" (3.28m x 2.06m)

BATHROOM

TOTAL SQUARE FOOTAGE

67 sq.m (721 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

22' 0" x 12' 0" (6.71m x 3.66m)

GARDEN

ITEMS INCLUDED IN THE SALE

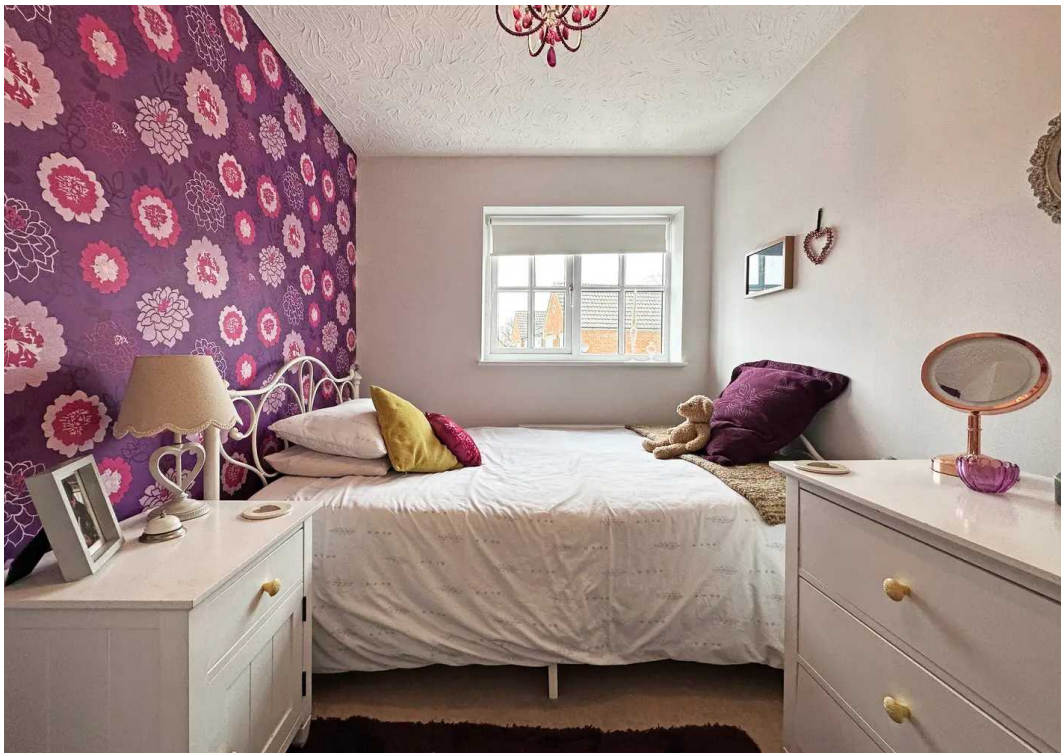
Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, curtains, blinds and light fittings, fitted wardrobes in three bedrooms and garden shed.

ADDITIONAL INFORMATION

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

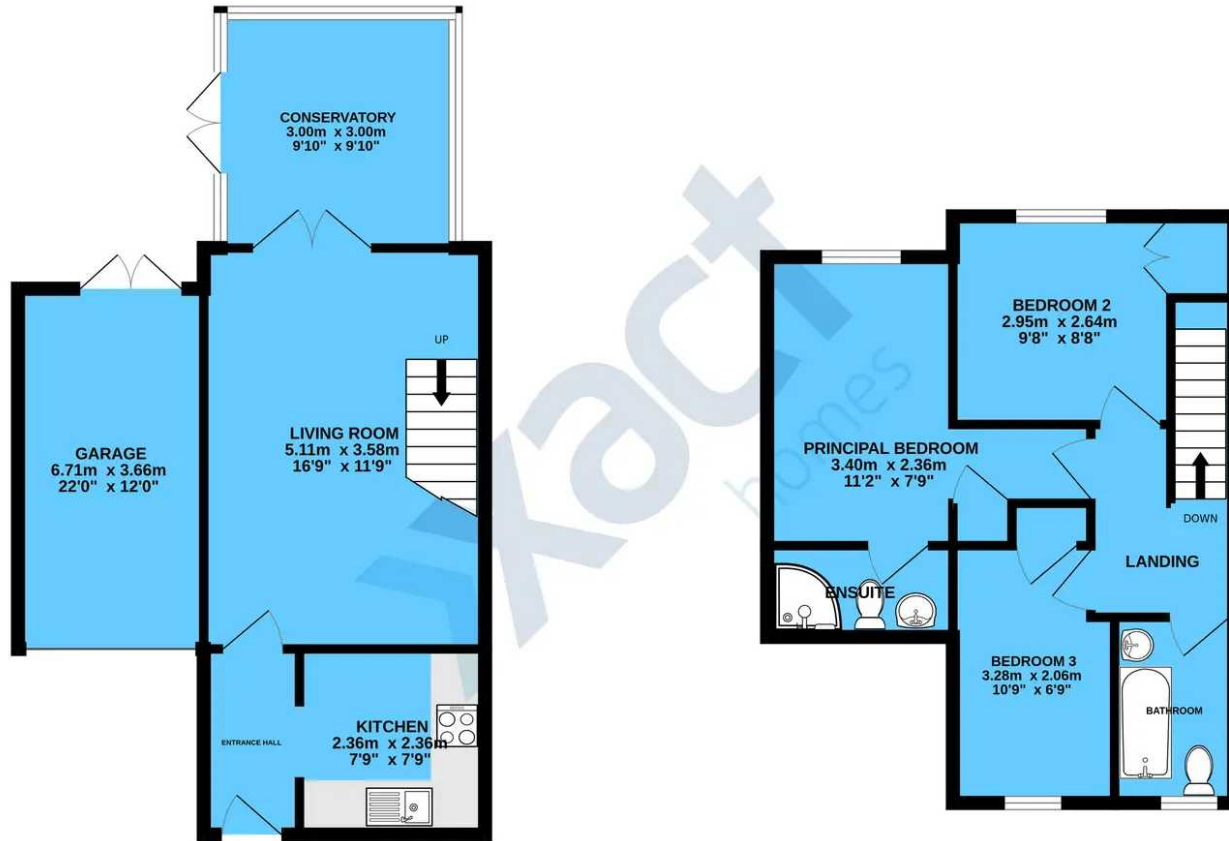
MONEY LAUNDERING REGULATIONS

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 : 67.0 sq.m. (721 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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Xact Homes

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