



Finford Croft, Balsall Common

Guide Price £575,000





PROPERTY OVERVIEW

This beautifully presented, significantly extended four bedroom detached house is ideally located for access to the village schools and is available to purchase with no onward chain. Having the benefit of a South facing garden and requiring internal inspection to fully appreciate the size and quality of the accommodation the property provides potential purchasers with:- enclosed porch, entrance hallway, downstairs WC, large living room, dining room being open plan to the kitchen, utility room, four bedrooms (1 x en-suite) and a family bathroom.

Outside the property provides driveway parking for several vehicles, a single garage, wide South facing rear garden with full width patio, storage shed and summer house with power.

Viewing is by appointment only with Xact on 01676 534 411.



- Extended Four Bedroom Detached House
- Beautifully Presented Throughout
- Large Living Room
- Open Plan Kitchen / Dining Room
- En-Suite Bedroom One
- South Facing Rear Garden
- Driveway Parking & Single Garage
- Ideally Situated for Local Schools



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

PORCH

ENTRANCE HALL

WC

LIVING ROOM

18' 4" x 11' 6" (5.59m x 3.51m)

DINING ROOM

12' 8" x 10' 4" (3.86m x 3.15m)

KITCHEN

17' 1" x 13' 3" (5.21m x 4.04m)

UTILITY ROOM

7' 7" x 4' 7" (2.31m x 1.40m)

INTEGRAL GARAGE

17' 3" x 7' 10" (5.26m x 2.39m)

FIRST FLOOR

BEDROOM ONE

18' 10" x 11' 2" (5.74m x 3.40m)

ENSUITE

**BEDROOM TWO**

11' 10" x 9' 4" (3.61m x 2.84m)

BEDROOM THREE

10' 10" x 10' 8" (3.30m x 3.25m)

BEDROOM FOUR

9' 6" x 6' 11" (2.90m x 2.11m)

BATHROOM

9' 6" x 5' 7" (2.90m x 1.70m)

TOTAL SQUARE FOOTAGE

116 sq.m (1249 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR SEVERAL VEHICLES****WIDE SOUTH FACING REAR GARDEN****FULL WIDTH REAR PATIO****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in three bedrooms, garden shed and summer house with power.

ADDITIONAL INFORMATION

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

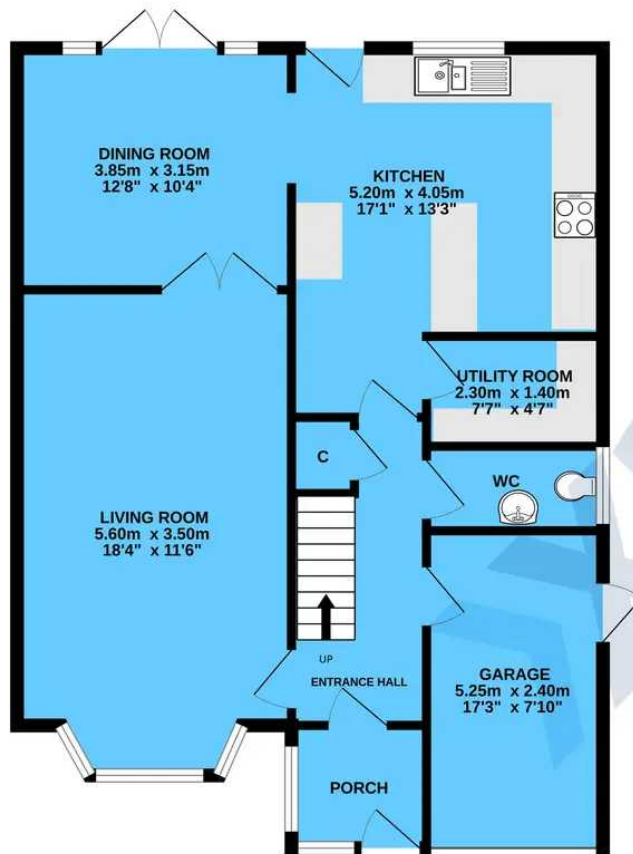
MONEY LAUNDERING REGULATIONS

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.

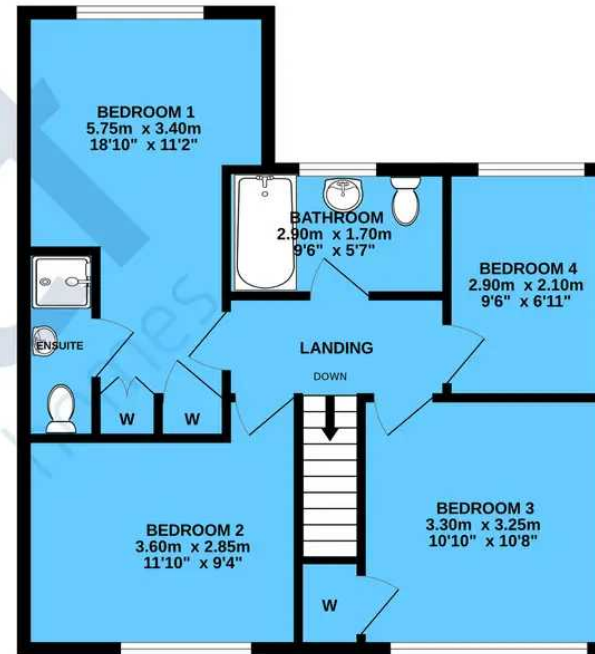




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 116.0 sq.m. (1249 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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