



## Coplow Close, Balsall Common

Guide Price £350,000



## PROPERTY OVERVIEW

This significantly extended and deceptively spacious end terrace property provides excellent value accommodation for buyers looking to move into Balsall Common, which also benefits from having a garage and off road parking. Being very well presented throughout and with a superb full width breakfast kitchen the property provides potential purchasers with:- entrance hallway, lounge / dining room, full width breakfast kitchen, utility area, guest WC / shower room, three bedrooms and a family bathroom.

Outside there is a mainly lawned South facing rear garden with gated access, single garage with integral access from the utility area and driveway parking with potential to extend across the adjacent front garden.

Viewing of this exceptional value property is by appointment only with Xact on 01676 534 411.



- Three Bedroom End Terrace
- Stunning Breakfast Kitchen
- Large Lounge / Dining Room
- Guest WC & Shower Room
- Modern Family Bathroom
- Garage & Driveway Parking
- Quiet Cul-de-Sac
- South Facing Rear Garden



## 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: C

Tenure: Freehold

## ENTRANCE HALL

### WC/SHOWER ROOM

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

### LOUNGE/DINING ROOM

26' 5" x 11' 6" (8.05m x 3.51m)

### BREAKFAST KITCHEN

17' 3" x 12' 8" (5.26m x 3.86m)

### UTILITY

12' 8" x 5' 1" (3.86m x 1.55m)

### INTEGRAL GARAGE

21' 6" x 8' 2" (6.55m x 2.49m)

## FIRST FLOOR

### BEDROOM ONE

14' 1" x 9' 10" (4.29m x 3.00m)

### BEDROOM TWO

12' 2" x 11' 2" (3.71m x 3.40m)

**BEDROOM THREE**

10' 0" x 7' 5" (3.05m x 2.26m)

**BATHROOM**

7' 5" x 5' 7" (2.26m x 1.70m)

**TOTAL SQUARE FOOTAGE**

127 sq.m (1367 sq.ft) approx.

**OUTSIDE THE PROPERTY****SOUTH FACING REAR GARDEN****DRIVEWAY PARKING****ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, fridge, dishwasher, all carpets, curtains, blinds and light fittings and garden shed.

**ADDITIONAL INFORMATION**

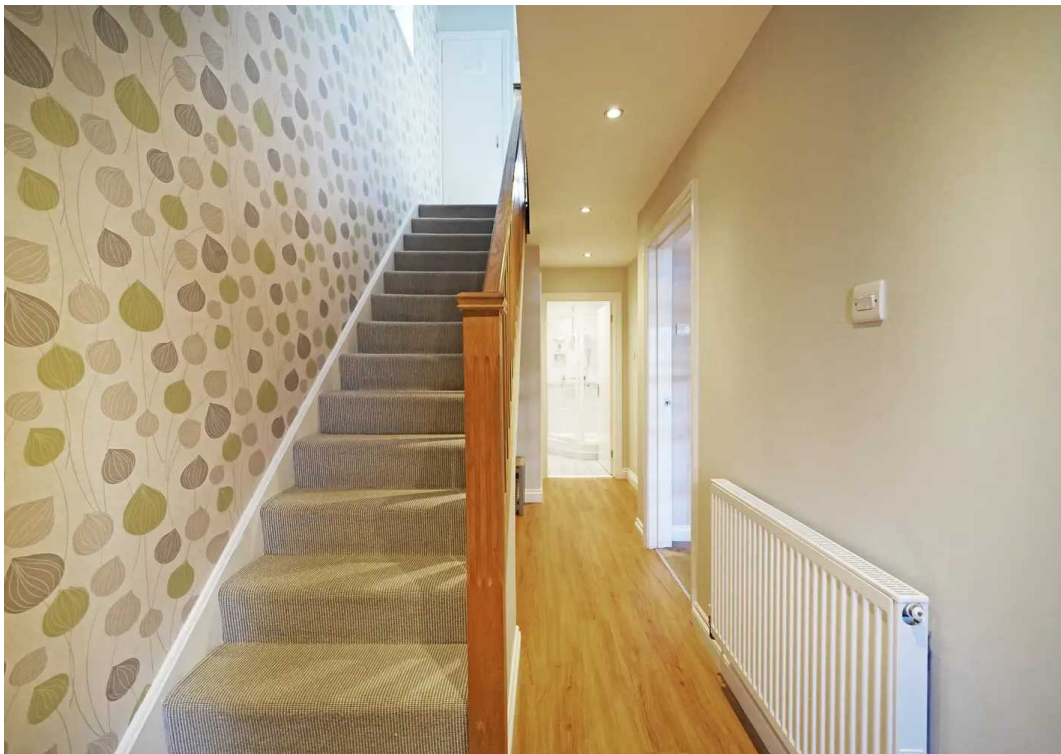
Services - mains gas, electricity and sewers.

Broadband - Sky - fibre optic. Loft space - boarded.

**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 : 127.0 sq.m. (1367 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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