



Whitnash Close, Balsall Common

£340,000





PROPERTY OVERVIEW

This three bedroom end terraced home is immaculately presented throughout and offers exceptional value accommodation within close proximity to the village centre and local schools. Presented in almost showhome condition and having been remodelled and improved regardless of cost the property now offers potential purchasers:- entrance hallway, lounge, re-fitted breakfast kitchen, utility room, guest WC with shower cubicle, three bedrooms and family shower room.

To the front of the property is a block paved driveway with access to a storage area and to the rear is a private low maintenance garden.

Viewing is by appointment with Xact on 01676 534 411.





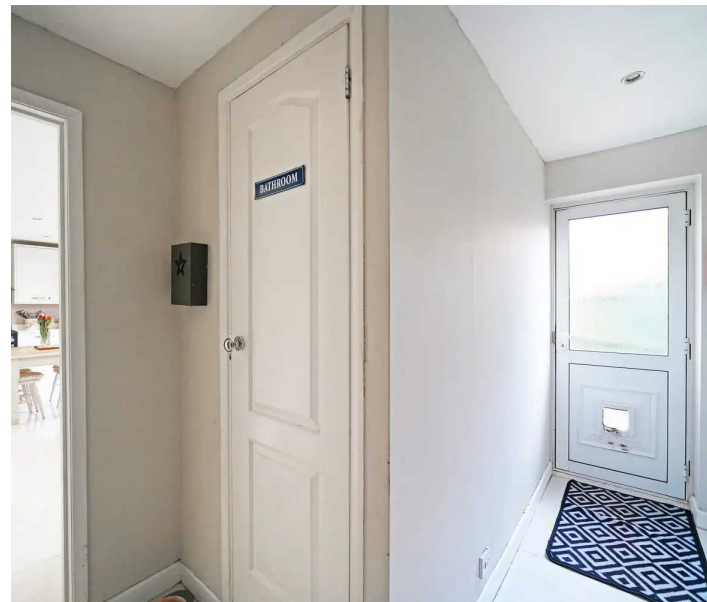
PROPERTY LOCATION

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: C

Tenure: Freehold

- Three Bedroom End of Terrace
- Beautifully Presented Throughout
- Breakfast Kitchen & Utility Room
- Modern Shower Room
- Storage Area & Off Road Parking
- Private Rear Garden
- Ideally Located for Schools & Village Centre





ENTRANCE HALLWAY

LOUNGE

12' 10" x 11' 8" (3.90m x 3.55m)

BREAKFAST KITCHEN

20' 8" x 11' 4" (6.30m x 3.45m)

UTILITY ROOM

8' 2" x 7' 5" (2.50m x 2.25m)

GUEST WC WITH SHOWER CUBICLE

FIRST FLOOR

BEDROOM ONE

11' 10" x 10' 4" (3.60m x 3.15m)

BEDROOM TWO

12' 6" x 11' 6" (3.80m x 3.51m)

BEDROOM THREE

8' 10" x 8' 2" (2.70m x 2.50m)

SHOWER ROOM

6' 7" x 5' 7" (2.00m x 1.70m)

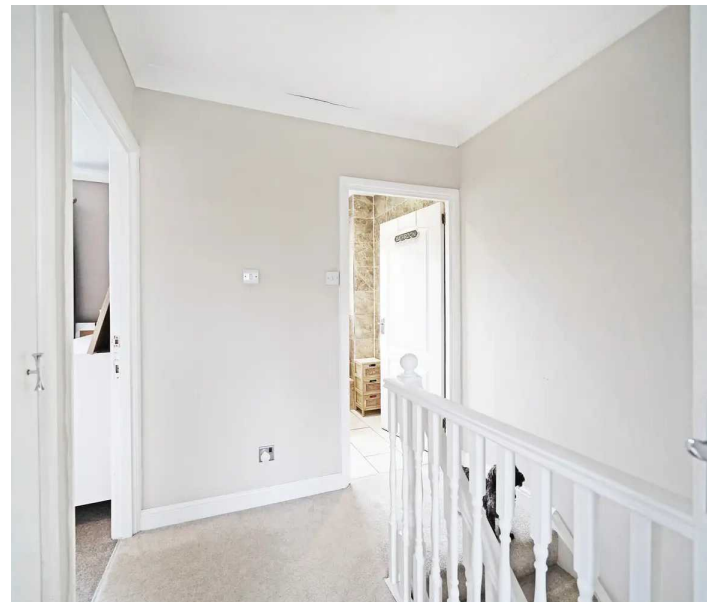
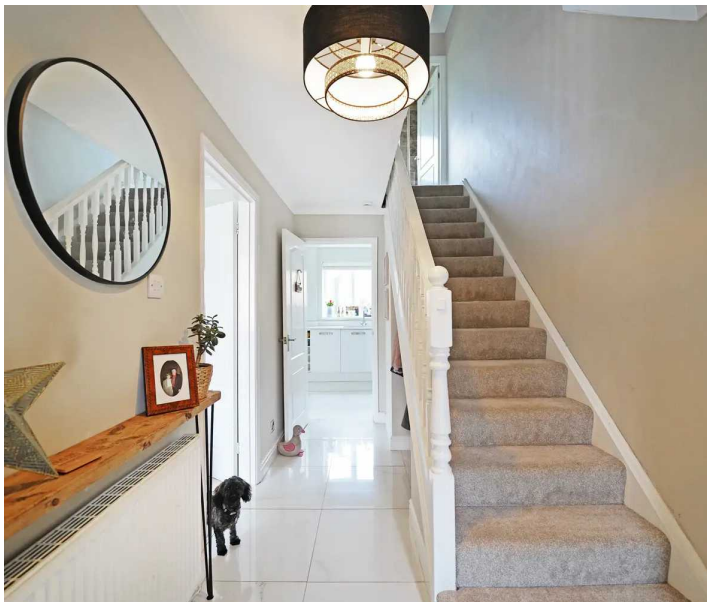
TOTAL SQUARE FOOTAGE

Total floor area: 106.0 sq.m. = 1141 sq.ft. approx.

OUTSIDE THE PROPERTY

STORAGE AREA

PRIVATE LOW MAINTENANCE GARDEN



**ITEMS INCLUDED IN SALE**

Rangemaster free standing cooker, extractor, fridge freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom and all light fittings.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.

MONEY LAUNDERING REGULATIONS

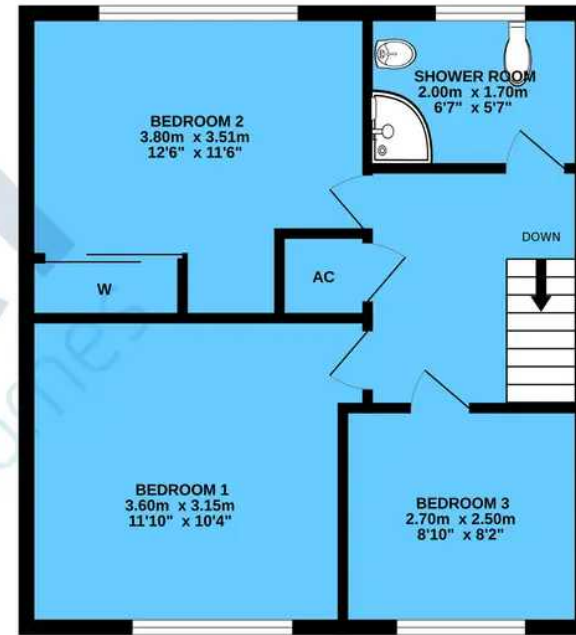
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
62.0 sq.m. (668 sq.ft.) approx.



1ST FLOOR
44.0 sq.m. (473 sq.ft.) approx.



TOTAL FLOOR AREA : 106.0 sq.m. (1141 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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SALES & LETTINGS

