



Shenstone Drive, Balsall Common

Guide Price £455,000



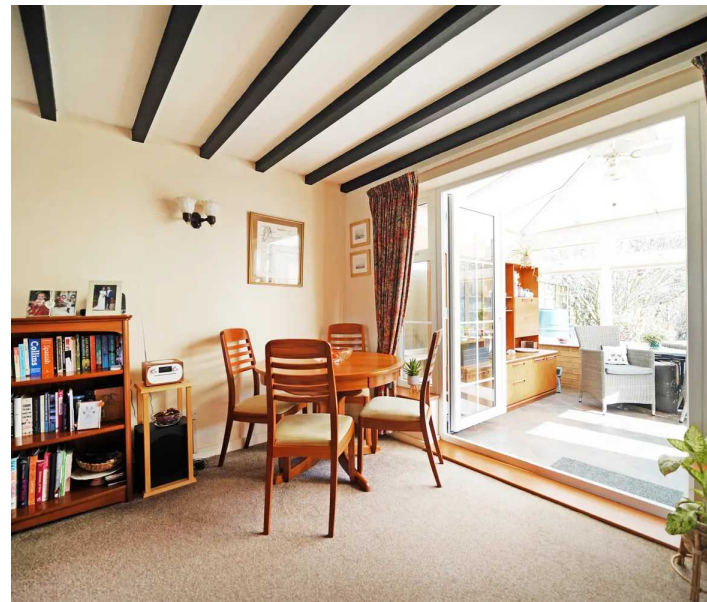


PROPERTY OVERVIEW

This four / five bedroom detached property is located in a quiet cul-de-sac on the edge of Balsall Common and offers some potential for remodelling & updating. Having the benefit of a ground floor en-suite bedroom the property provides flexible living accommodation which includes:- entrance hallway, through lounge, fitted kitchen, conservatory, dining room / bedroom 5 (with en-suite), four first floor bedrooms and a family bathroom.

Outside the property provides off road parking for two vehicles and a well maintained rear garden with patio area and shrub borders.

Viewing is recommended to appreciate the exceptional outlook of this modern family home and is strictly by appointment only via 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: E

Tenure: Freehold

- Four / Five Bedroom Detached
- Ground Floor En-Suite Bedroom
- Through Lounge & Conservatory
- Potential To Refurbish & Remodel
- Quiet Cul-De-Sac Location
- Driveway Parking
- Well Maintained Rear Garden





ENTRANCE HALLWAY

LOUNGE

23' 0" x 12' 0" (7.00m x 3.65m)

KITCHEN

13' 0" x 8' 6" (3.96m x 2.60m)

CONSERVATORY

10' 10" x 9' 0" (3.30m x 2.75m)

DINING ROOM / BEDROOM FIVE

11' 8" x 7' 3" (3.55m x 2.20m)

ENSUITE

8' 6" x 4' 6" (2.60m x 1.38m)

FIRST FLOOR

BEDROOM ONE

11' 10" x 11' 8" (3.60m x 3.55m)

BEDROOM TWO

10' 6" x 10' 0" (3.20m x 3.05m)

BEDROOM THREE

8' 7" x 8' 0" (2.61m x 2.45m)

BEDROOM FOUR

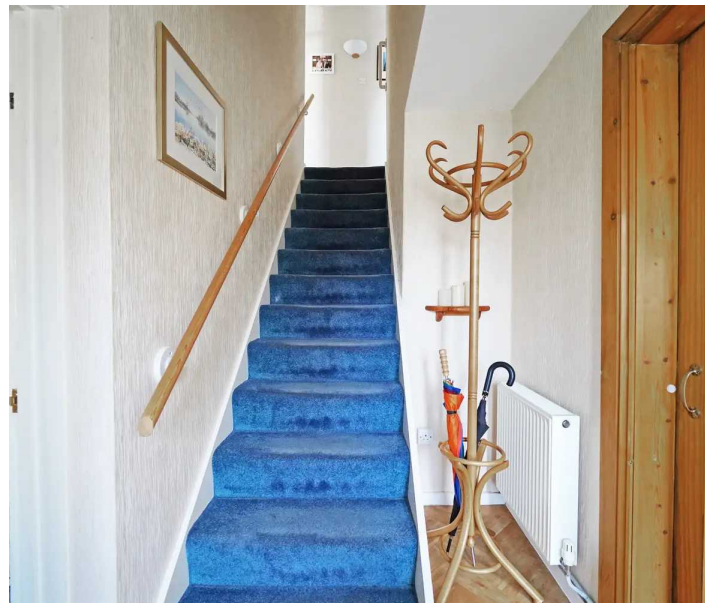
9' 10" x 6' 8" (3.00m x 2.03m)

BATHROOM

8' 0" x 5' 5" (2.45m x 1.65m)

TOTAL SQUARE FOOTAGE

Total floor area: 102.0 sq.m. = 1098 sq.ft. approx.





OUTSIDE THE PROPERTY

OFF ROAD PARKING FOR TWO VEHICLES

WELL MAINTAINED REAR GARDEN

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, all carpets, all blinds, all light fittings and a garden shed.

ADDITIONAL INFORMATION

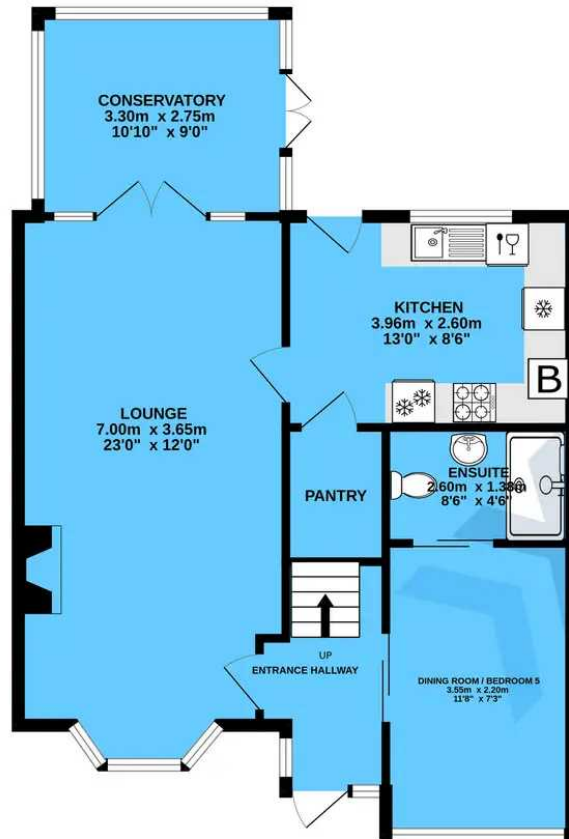
Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - partially boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

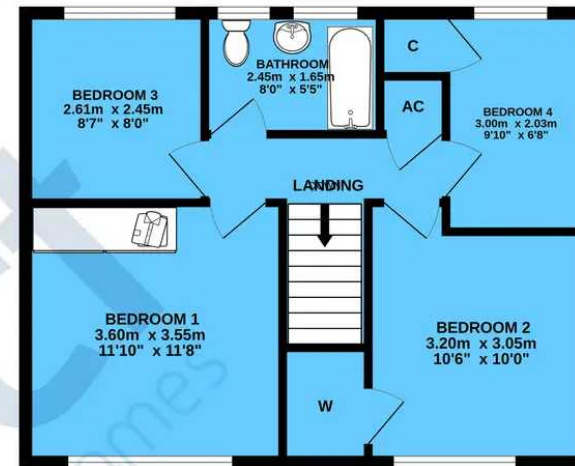
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 102.0 sq.m. (1098 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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