



Greenfield Avenue, Balsall Common

Offers in Region of £785,000





#### PROPERTY OVERVIEW

This spacious and remarkably light and bright, five-bedroom detached house enjoys a secluded position with no passing vehicle or foot traffic, overlooks open fields to the front but with the benefit of being within walking distance of the village centre and all its amenities. Providing over 1700 sq ft of living accommodation the property is available to purchase with no onward chain and offers potential purchasers:- entrance hallway, dual aspect lounge, breakfast kitchen, dining room, utility room, guest WC, five bedrooms (2 x en-suite) arranged around a galleried landing and a family bathroom.

Outside the property has a double garage with integral access, generous driveway parking for 4+ vehicles and a private South Easterly facing rear garden.

Viewing is by appointment only 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 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: G

Tenure: Freehold

- Five Bedroom Detached House
- No Onward Chain
- Secluded Position Overlooking Open Fields
- In Excess of 1700sq ft
- Lounge & Separate Dining Room
- Two En-Suite Bedrooms
- Double Garage & Driveway Parking For Multiple Vehicles
- South Easterly Facing Garden



## ENTRANCE HALLWAY

### LOUNGE

24' 9" x 11' 8" (7.55m x 3.55m)

### BREAKFAST KITCHEN

16' 1" x 10' 2" (4.90m x 3.10m)

### DINING ROOM

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

### UTILITY ROOM

8' 0" x 5' 3" (2.45m x 1.60m)

### GUEST WC

6' 7" x 3' 7" (2.00m x 1.10m)



## FIRST FLOOR

### BEDROOM ONE

14' 7" x 13' 11" (4.45m x 4.25m)

### ENSUITE

8' 10" x 5' 7" (2.70m x 1.70m)

### BEDROOM TWO

15' 7" x 12' 4" (4.75m x 3.75m)

### ENSUITE

7' 10" x 4' 3" (2.40m x 1.30m)

### BEDROOM THREE

13' 11" x 9' 10" (4.25m x 3.00m)

### BEDROOM FOUR

12' 10" x 8' 10" (3.90m x 2.70m)

### BEDROOM FIVE

10' 7" x 8' 10" (3.22m x 2.70m)

### BATHROOM

9' 0" x 7' 1" (2.75m x 2.15m)

### TOTAL SQUARE FOOTAGE

Total floor area: 191.3 sq.m. = 2059 sq.ft. approx.

### OUTSIDE THE PROPERTY

#### DOUBLE GARAGE

17' 11" x 16' 5" (5.45m x 5.00m)

#### PRIVATE SOUTH EASTERLY FACING REAR GARDEN

**ITEMS INCLUDED IN SALE**

Double integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in four bedrooms, all light fittings and two garden sheds.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - EE.

**MONEY LAUNDERING REGULATIONS**

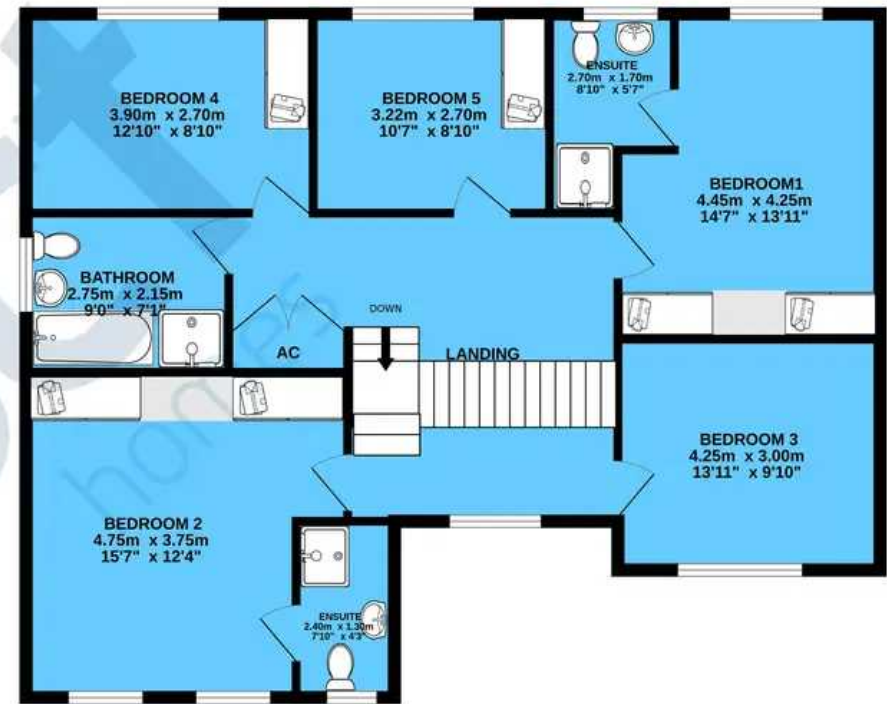
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
97.3 sq.m. (1047 sq.ft.) approx.



1ST FLOOR  
94.0 sq.m. (1012 sq.ft.) approx.



TOTAL FLOOR AREA : 191.3 sq.m. (2059 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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