



Laurels Crescent, Balsall Common

£360,000





PROPERTY OVERVIEW

This spacious three bedroom semi-detached property is available to purchase with no onward chain and is located in a quiet cul-de-sac in the centre of Balsall Common, being ideally situated for access to the Heart of England school. Offering the potential to extend and refurbish subject to the necessary planning consents the property provides potential purchasers with; kitchen, lounge, dining area, three bedrooms (principal having an ensuite), family bathroom, carport & off road parking with a private West facing garden to the rear.

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: D

Tenure: Freehold

- Three Bedroom Semi-Detached
- Lounge & Dining Area
- Potential To Remodel, Refurbish Or Extend (STPP)
- Large Principal Bedroom With En-Suite
- Car Port & Driveway Parking
- Quiet Cul-de-Sac
- Ideally Located For Heart Of England School





PORCH

LOUNGE

15' 11" x 13' 3" (4.85m x 4.05m)

DINING AREA

13' 5" x 12' 6" (4.10m x 3.80m)

KITCHEN

12' 6" x 7' 10" (3.80m x 2.40m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 11" x 13' 7" (4.85m x 4.15m)

ENSUITE

8' 6" x 4' 1" (2.60m x 1.25m)

BEDROOM TWO

15' 11" x 8' 0" (4.85m x 2.45m)

BEDROOM THREE

9' 10" x 8' 1" (3.00m x 2.46m)

BATHROOM

9' 10" x 5' 7" (3.00m x 1.70m)

TOTAL SQUARE FOOTAGE

Total floor area: 124.0 sq.m. = 1335 sq.ft. approx.

OUTSIDE THE PROPERTY

CARPORT

16' 3" x 12' 8" (4.95m x 3.85m)

PRIVATE WEST FACING REAR GARDEN



**ITEMS INCLUDED IN SALE**

Free standing cooker, dishwasher, washing machine, all carpets, all blinds, fitted wardrobes in one bedroom and all light fittings.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Loft space - which is boarded.

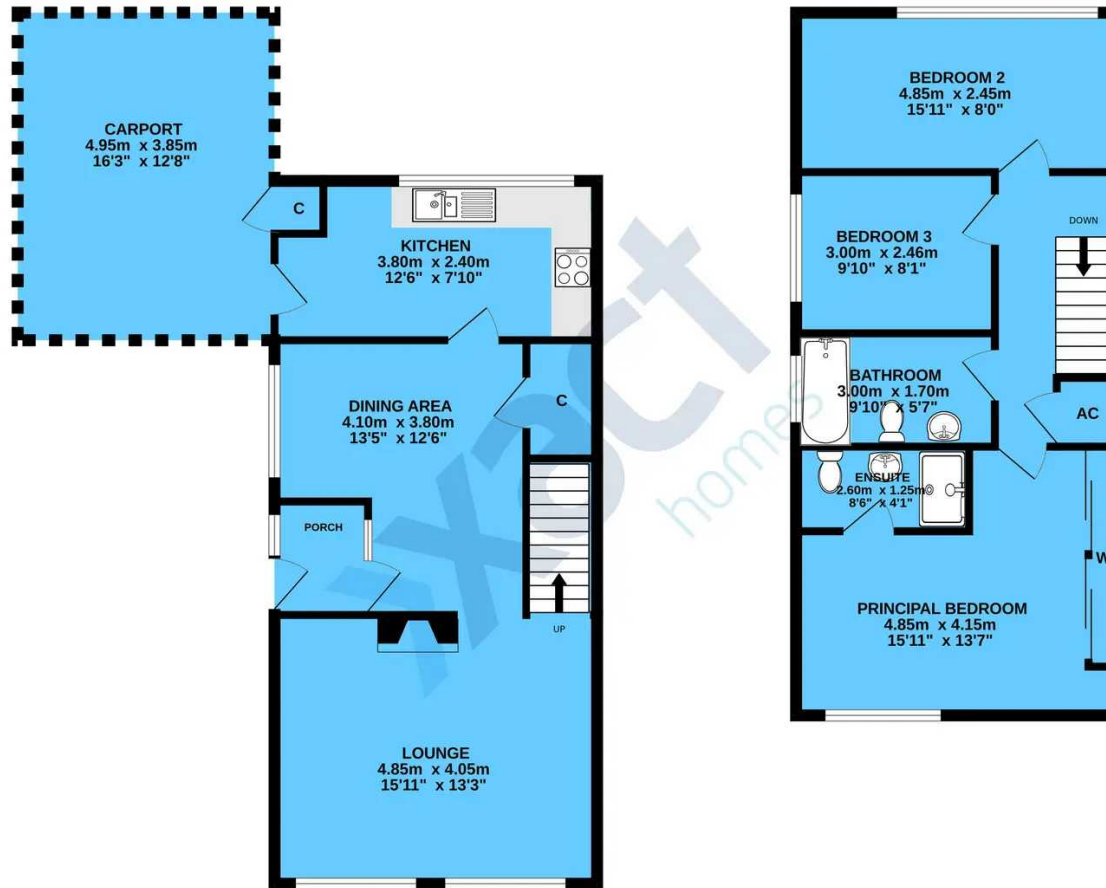
MONEY LAUNDERING REGULATIONS

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 : 124.0 sq.m. (1335 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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