



## Drybrooks Close, Balsall Common

Offers in Region of £450,000





#### PROPERTY OVERVIEW

This spacious four-bedroom detached house is being sold with no onward chain and is located in a quiet cul-de-sac ideally situated for access to the local schools and village centre. In need of some modernisation and updating with potential to extend (STPP) the property provides potential buyers with:- enclosed porch, entrance hallway, breakfast kitchen, full width lounge, guest WC, four good size bedrooms and family shower room.

Outside, the property has a detached single garage, carport, driveway parking and an established West facing rear garden with patio and storage shed.

Viewing is by appointment only with Xact on 01676 534 411.



- Four Bedroom Detached
- No Onward Chain
- In Need of Modernisation
- Breakfast Kitchen
- Full Width Lounge
- West Facing Garden
- Garage & Carport



#### 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

#### PORCH

#### ENTRANCE HALLWAY

#### WC

#### LOUNGE

20' 2" x 11' 10" (6.15m x 3.61m)

#### BREAKFAST KITCHEN

15' 3" x 10' 6" (4.65m x 3.20m)





## **FIRST FLOOR**

### **BEDROOM ONE**

12' 0" x 11' 4" (3.66m x 3.45m)

### **BEDROOM TWO**

10' 4" x 8' 2" (3.15m x 2.49m)

### **BEDROOM THREE**

9' 10" x 8' 8" (3.00m x 2.64m)

### **BEDROOM FOUR**

9' 10" x 8' 2" (3.00m x 2.49m)

### **SHOWER ROOM**

### **TOTAL SQUARE FOOTAGE**

94 sq.m (1012 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

#### **DETACHED GARAGE**

16' 5" x 8' 2" (5.00m x 2.49m)

#### **CAR PORT**

#### **GARDEN WITH PATIO**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, all carpets, curtains, blinds and light fittings and garden shed.

#### **ADDITIONAL INFORMATION**

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

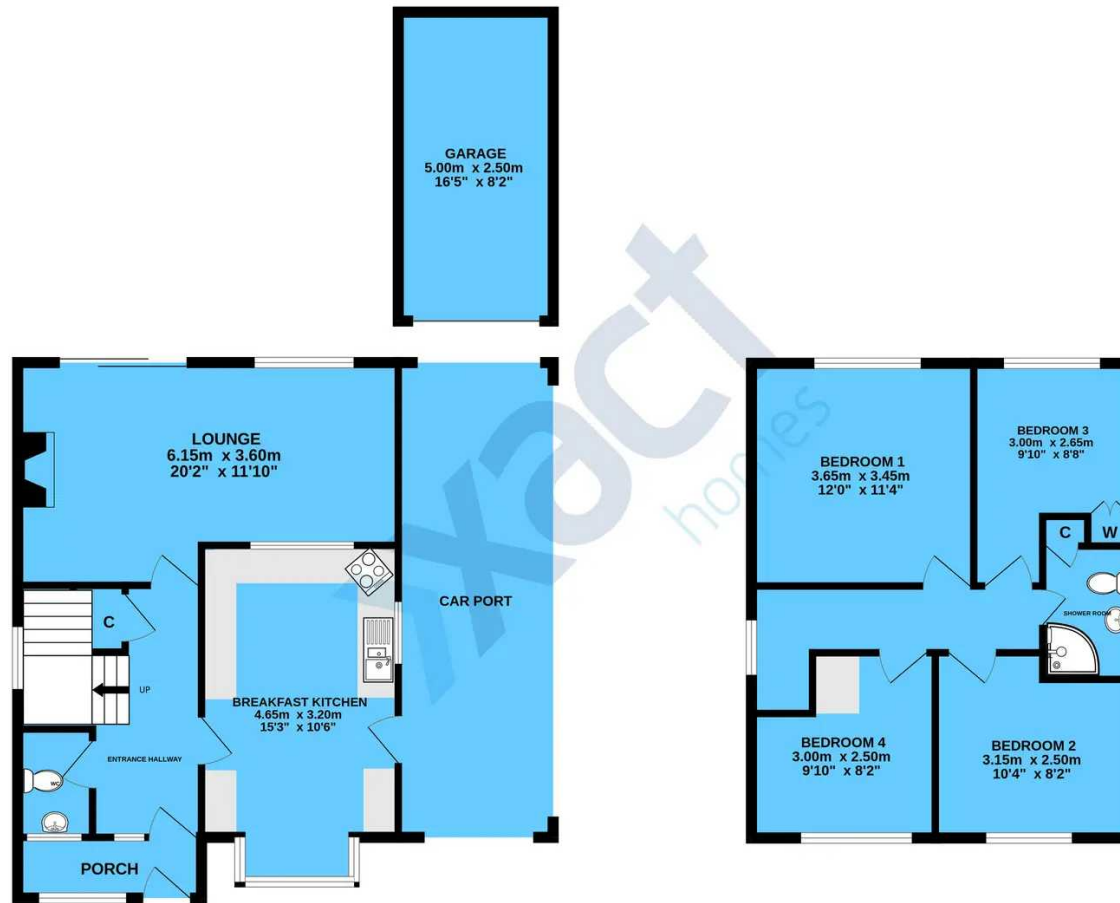
#### **MONEY LAUNDERING REGULATIONS**

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 : 94.0 sq.m. (1012 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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