



Kenilworth Road, Balsall Common

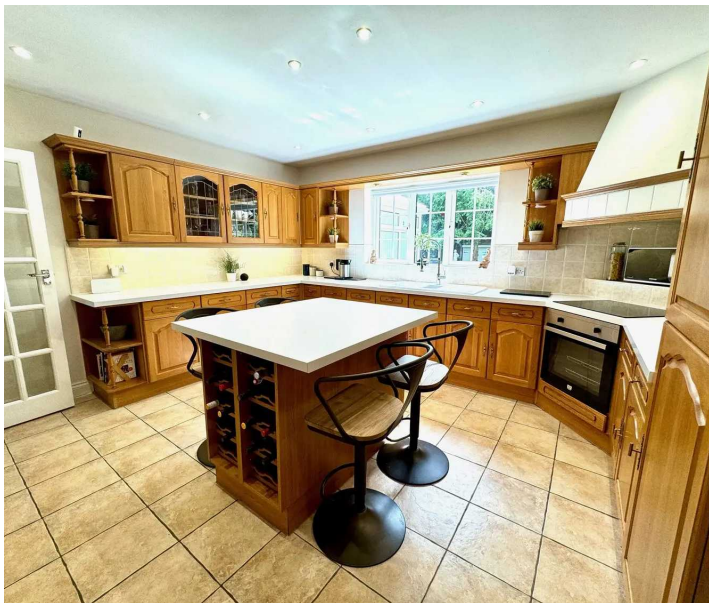
Guide Price £800,000





PROPERTY OVERVIEW

Situated a short distance from the centre of Balsall Common is this extremely spacious and well presented four double bedroom detached house which provides approximately 2300 sq ft of accommodation and is available to purchase with no onward chain. Being set back from the road behind a drive in / drive out driveway and benefiting from significant redecoration and refurbishment over the past two years the property now provides potential purchasers with:- canopy porch, entrance hallway, large L-shaped lounge / diner, breakfast kitchen with feature island, conservatory, a study which is currently used as a second extended utility room, utility room and guest WC. On the first floor there are four genuine double bedrooms with the principal bedroom being particularly impressive with a dressing area and generous en-suite.



Outside there is a large double garage, drive in / drive out driveway and a private West facing rear garden being screened by mature trees & shrubs.

Viewing is by strictly by prior appointment with Xact on 01676 534 411.



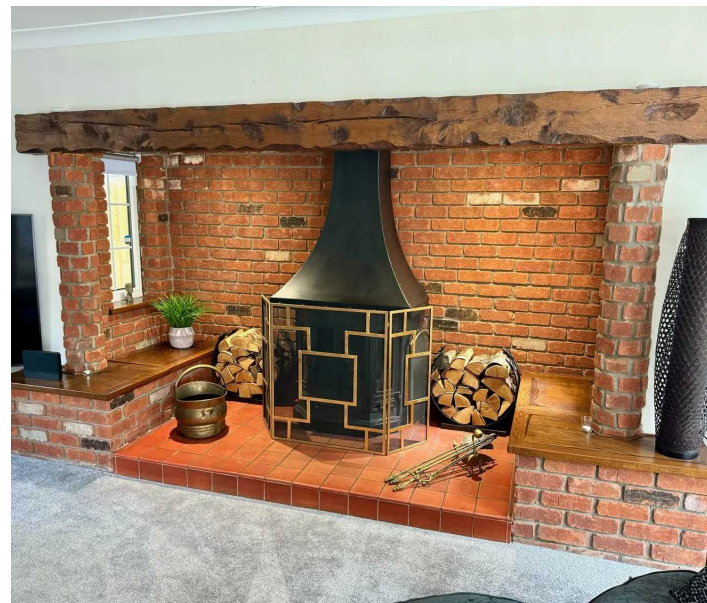
PROPERTY LOCATION

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

- Spacious Four Bedroom Detached
- Well Presented Throughout
- No Onward Chain
- Over 2300sq ft
- Lounge / Diner, Conservatory & Study
- Four Double Bedrooms
- Principal Bedroom with Dressing Area & En-Suite
- West Facing Rear Garden
- Double Garage & Drive in / Drive Out Parking





CANOPY PORCH

ENTRANCE HALLWAY

LOUNGE / DINER

21' 7" x 21' 0" (6.57m x 6.40m)

BREAKFAST KITCHEN

14' 5" x 12' 0" (4.40m x 3.65m)

CONSERVATORY

12' 8" x 12' 1" (3.87m x 3.68m)

STUDY

9' 2" x 6' 9" (2.80m x 2.05m)

UTILITY ROOM

12' 2" x 5' 9" (3.70m x 1.75m)

WC

8' 2" x 6' 9" (2.50m x 2.05m)

FIRST FLOOR

PRINCIPAL BEDROOM

24' 5" x 18' 9" (7.45m x 5.71m)

ENSUITE

9' 10" x 8' 0" (3.00m x 2.43m)

BEDROOM TWO

17' 3" x 10' 8" (5.25m x 3.25m)

BEDROOM THREE

13' 0" x 10' 10" (3.97m x 3.30m)

BEDROOM FOUR

12' 0" x 10' 6" (3.65m x 3.20m)

BATHROOM

8' 6" x 8' 4" (2.60m x 2.55m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 217.3 sq.m. = 2339 sq.ft. approx.

OUTSIDE THE PROPERTY**LARGE DOUBLE GARAGE**

17' 3" x 16' 2" (5.25m x 4.92m)

PRIVATE WEST FACING REAR GARDEN**ITEMS INCLUDED IN SALE**

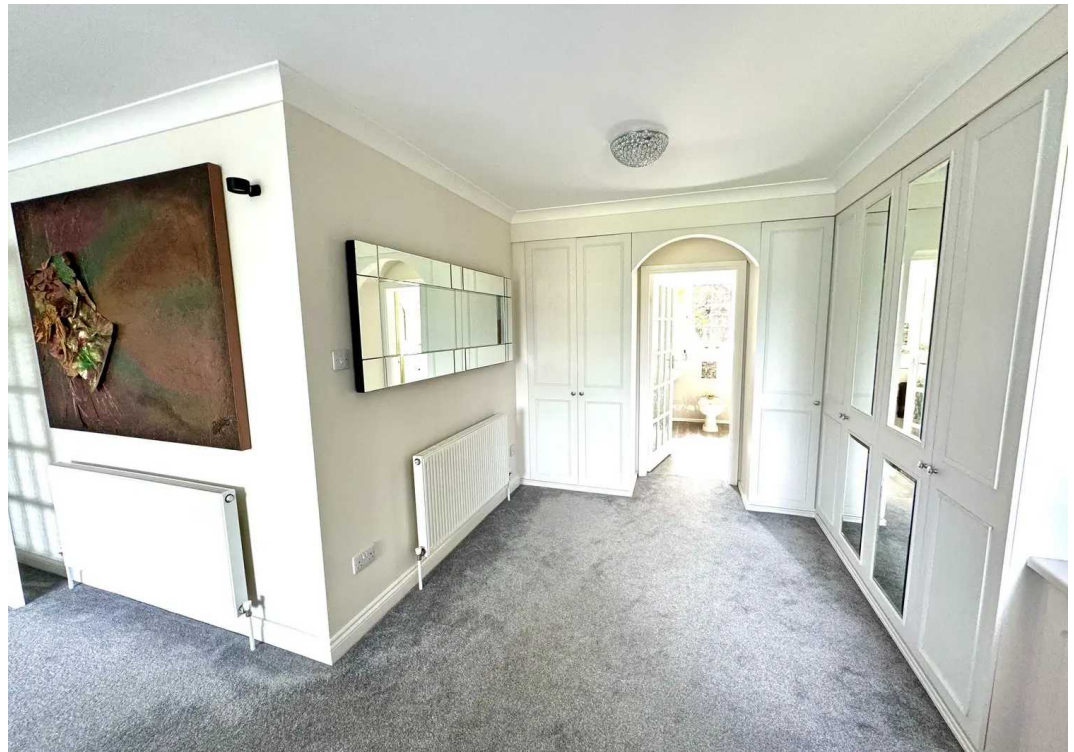
Integrated oven, integrated hob, extractor, fridge freezer, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings, a garden shed and an electric garage door.

ADDITIONAL INFORMATION

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

MONEY LAUNDERING REGULATIONS

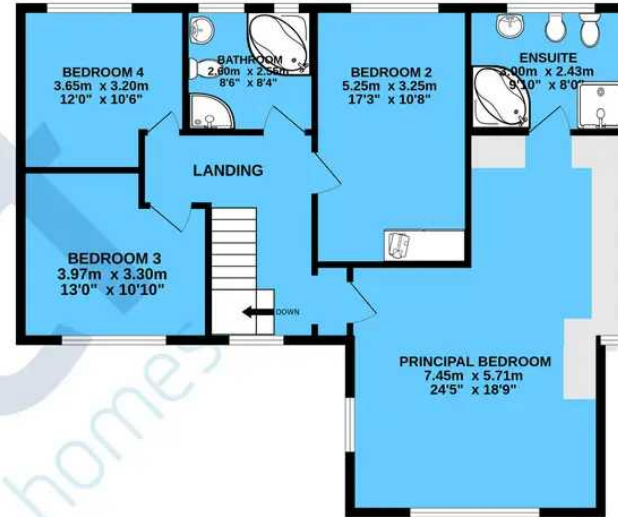
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 217.3 sq.m, (2339 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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