



Riddings Hill, Balsall Common

Offers in Region of £750,000





PROPERTY OVERVIEW

This well presented five-bedroom detached property has been modernised & refurbished by the present owners and provides a ready to move into living accommodation of approximately 1900sq ft in addition to a detached double garage. Being set in a quiet cul-de-sac, close to Lavender Hall Park and ideally positioned for access to Berkswell train station and the village centre, the property provides potential purchasers with;- entrance hallway, living room, recently refitted breakfast kitchen, conservatory, utility room, study, dining room, five bedrooms (two en-suite), family bathroom, detached double garage and walled West facing rear garden.

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





PROPERTY LOCATION

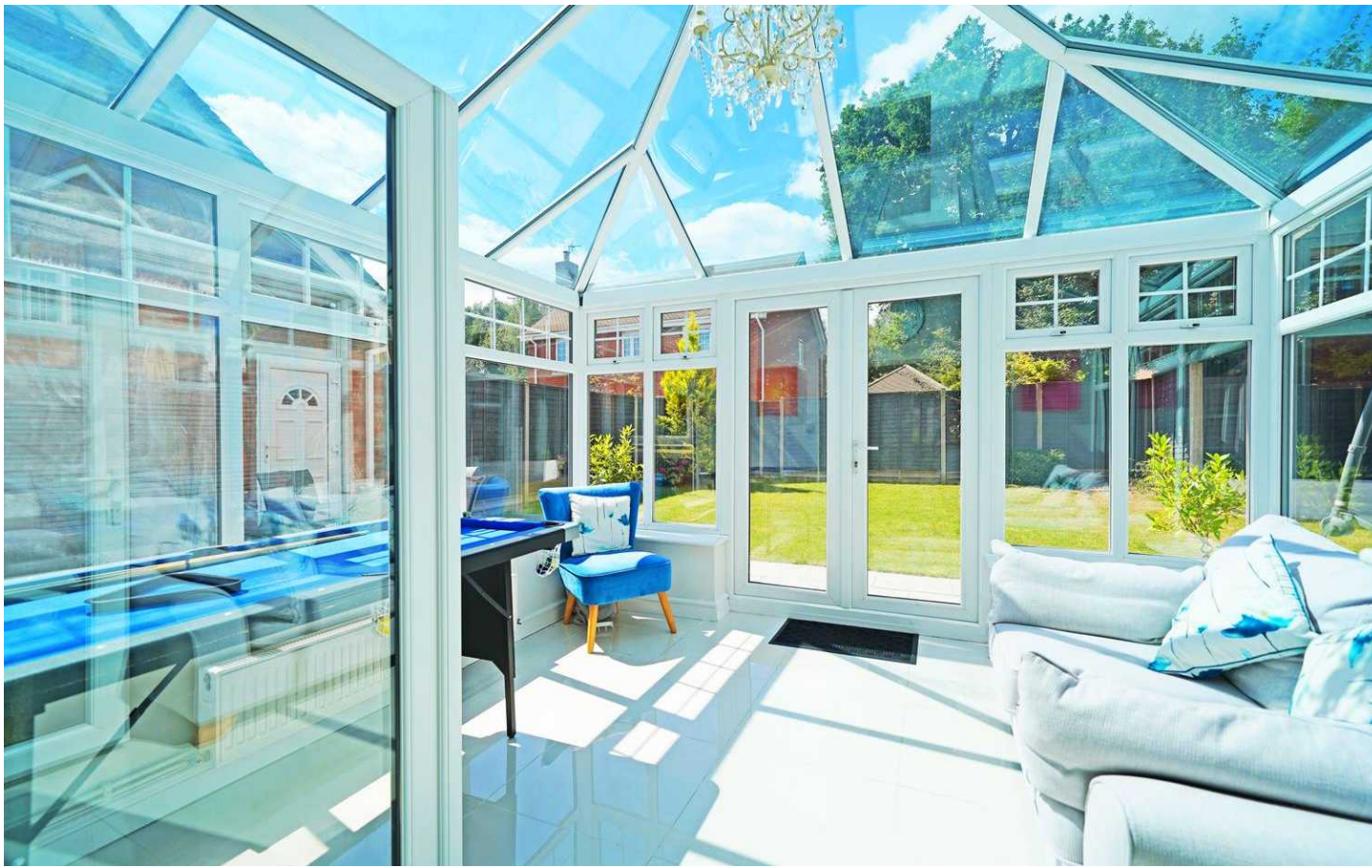
Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village 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: G

Tenure: Freehold

- Five Bedroom Detached
- Well Presented Throughout
- Re-Fitted Breakfast Kitchen
- Lounge, Dining Room, Study & Conservatory
- Two x En-Suite Bedrooms
- West Facing Rear Garden with Porcelain Tiled Patio
- Detached Double Garage





LARGE HALLWAY

GUEST WC

LOUNGE

OPEN PLAN KITCHEN/DINING ROOM

KITCHEN

15' 10" x 10' 9" (4.82m x 3.28m)

DINING ROOM

12' 8" x 10' 8" (3.86m x 3.26m)

UTILITY ROOM

6' 10" x 5' 6" (2.09m x 1.68m)

FAMILY ROOM

10' 9" x 9' 5" (3.28m x 2.86m)

STUDY

8' 2" x 8' 2" (2.48m x 2.48m)

CONSERVATORY

12' 7" x 11' 0" (3.84m x 3.35m)

FIRST FLOOR

BEDROOM ONE

11' 5" x 10' 10" (3.48m x 3.29m)

ENSUITE

8' 0" x 5' 3" (2.45m x 1.61m)

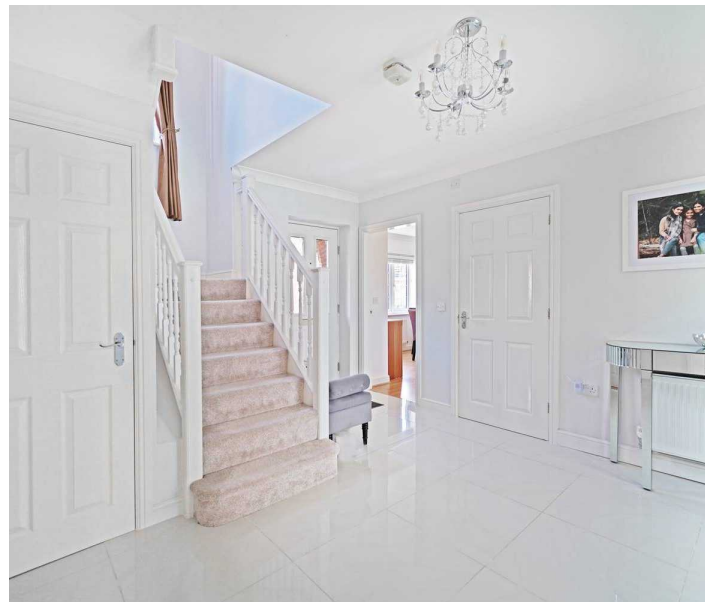
DRESSING ROOM

BEDROOM TWO

11' 11" x 10' 4" (3.62m x 3.14m)

ENSUITE

8' 0" x 3' 10" (2.45m x 1.18m)



**BEDROOM THREE**

11' 10" x 10' 3" (3.61m x 3.13m)

BEDROOM FOUR

12' 5" x 8' 3" (3.78m x 2.52m)

BEDROOM FIVE

8' 5" x 8' 2" (2.56m x 2.50m)

FAMILY BATHROOM

8' 4" x 6' 10" (2.53m x 2.09m)

TOTAL SQUARE FOOTAGE

Total floor area: 199.36 sq.m. = 2146sq ft approx

OUTSIDE THE PROPERTY**DOUBLE GARAGE****WALLED WEST FACING REAR GARDEN****ITEMS INCLUDED IN THE SALE**

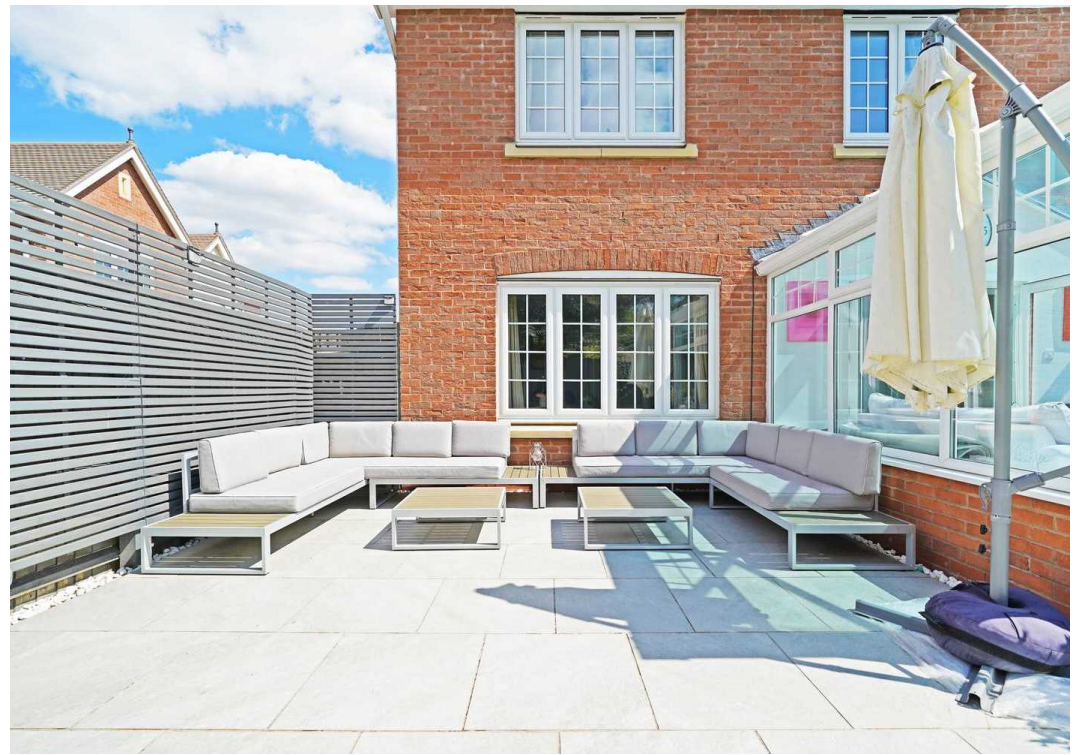
Oven, hob, extractor and dishwasher, all carpets, curtains and blinds, underfloor heating in the kitchen.

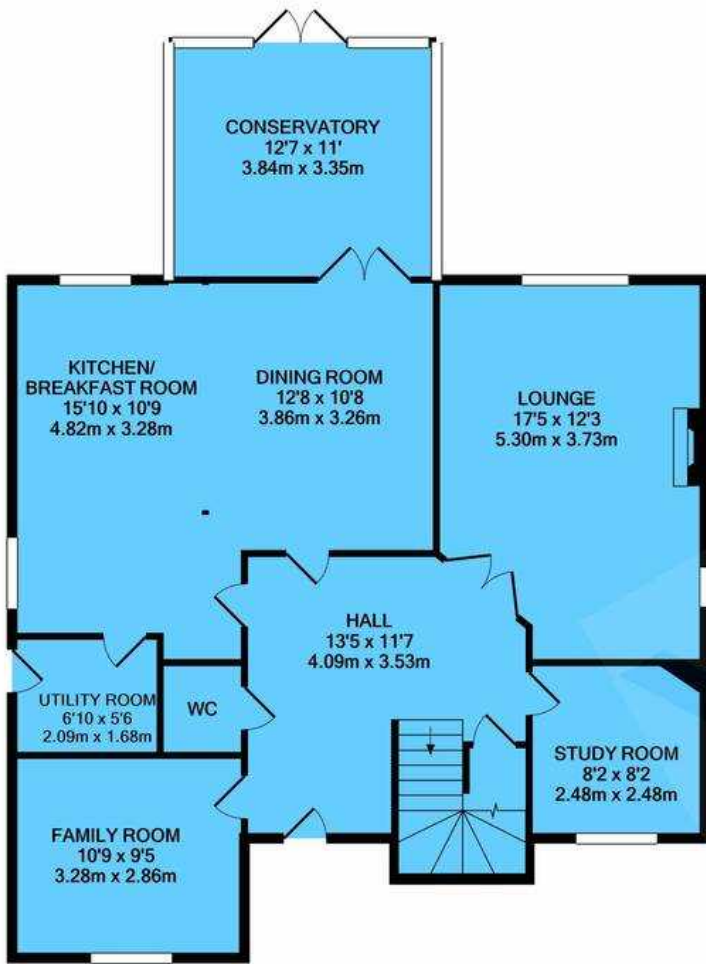
ADDITIONAL INFORMATION

Services - Mains gas, electricity and water. Loft Space - Boarded with lighting.

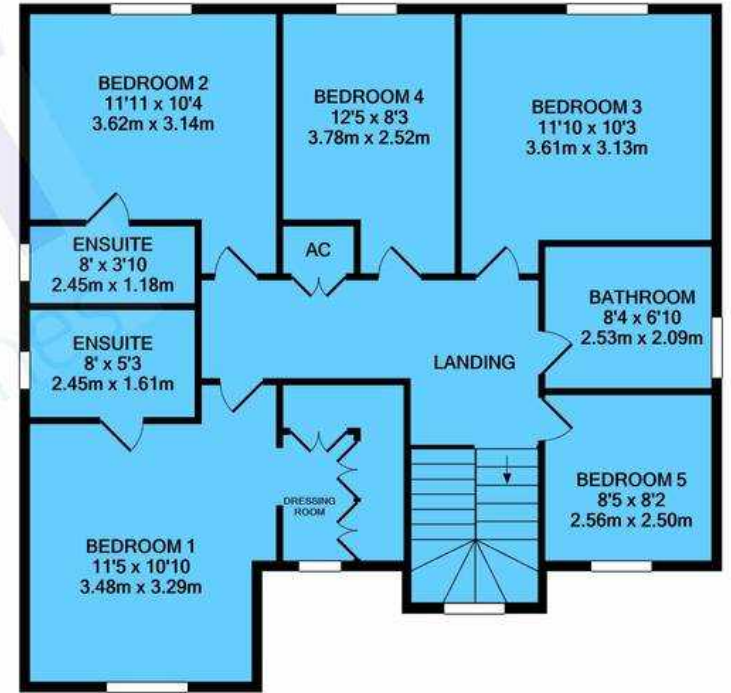
MONEY LAUNDERING REGULATIONS

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
APPROX. FLOOR
AREA 1246 SQ.FT.
(115.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 899 SQ.FT.
(83.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2146 SQ.FT. (199.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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