



Hawthorn Drive, Balsall Common

Offers in Region of £595,000





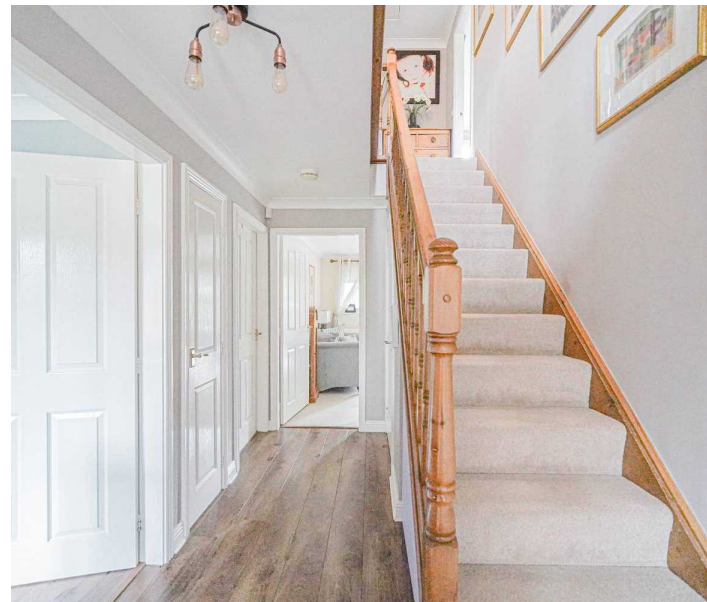
PROPERTY OVERVIEW

This well presented four bedroom detached house is located in a quiet cul-de-sac and provides a generous amount of living space which requires internal inspection to fully appreciate. Located just off Wootton Green Lane in close proximity to open countryside whilst still being accessible to the village centre, this modern property provides potential purchasers with:- canopy porch, entrance hallway, living room, open plan breakfast kitchen into conservatory, utility room, dining room, guest WC, four bedrooms (principal en-suite) and a family bathroom.

Outside there is a landscaped West facing rear garden, single garage with integral access & driveway parking.

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

- Four Bedroom Detached
- Quiet Cul-de-Sac
- Well Presented Throughout
- Open Plan Breakfast Kitchen Into Conservatory
- Living Room & Dining Room
- En-Suite Principal Bedroom
- West Facing Rear Garden
- Single Garage with Integral Access
- Edge of Village Location





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: F

Tenure: Freehold

ENTRANCE HALLWAY

WC

LIVING ROOM

16' 0" x 12' 9" (4.88m x 3.89m)

DINING ROOM

10' 2" x 9' 6" (3.10m x 2.90m)

CONSERVATORY

13' 5" x 13' 0" (4.09m x 3.96m)

BREAKFAST KITCHEN

12' 0" x 9' 6" (3.66m x 2.90m)

UTILITY ROOM

INTEGRAL GARAGE

14' 11" x 8' 3" (4.55m x 2.51m)





FIRST FLOOR

PRINCIPAL BEDROOM

12' 10" x 11' 3" (3.91m x 3.43m)

ENSUITE

BEDROOM TWO

11' 0" x 10' 10" (3.35m x 3.30m)

BEDROOM THREE

9' 4" x 8' 3" (2.84m x 2.51m)

BEDROOM FOUR

10' 10" x 9' 2" (3.30m x 2.79m)

BATHROOM

10' 10" x 9' 2" (3.30m x 2.79m)

TOTAL SQUARE FOOTAGE

135.3 sq.m (1456 sq.ft) approx.

OUTSIDE THE PROPERTY

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Range free standing cooker, extractor, fridge/freezer, dishwasher, all carpets, blinds and light fittings, underfloor heating in conservatory, air con in conservatory and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

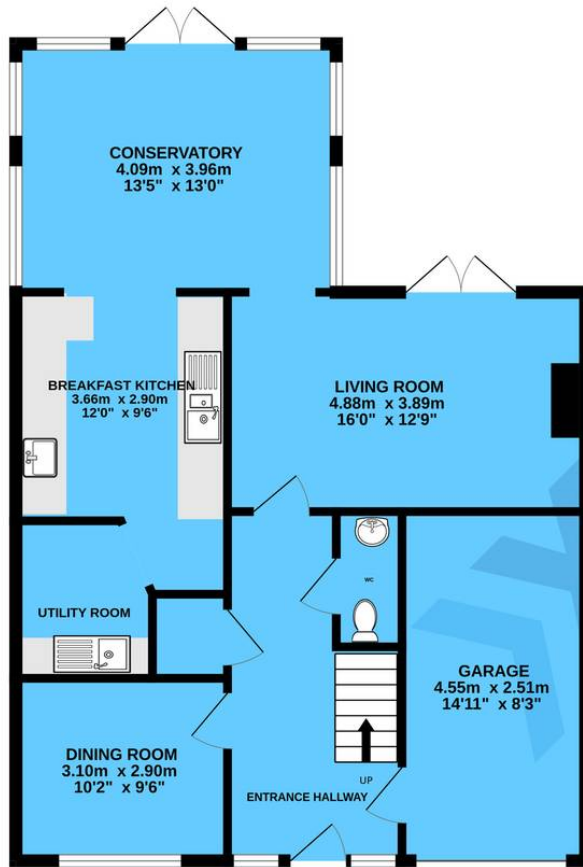
Services - mains gas, electricity and sewers. Loft space - part boarded with lighting.

MONEY LAUNDERING REGULATIONS

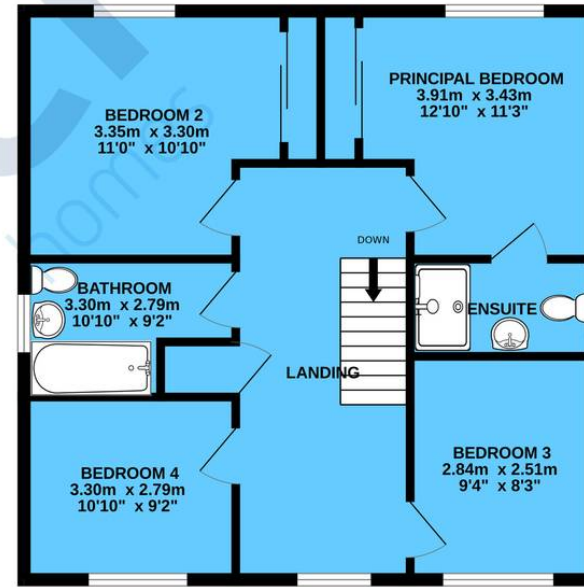
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 135.3 sq.m. (1456 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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