



Malvern Road, Balsall Common

Offers Over £500,000



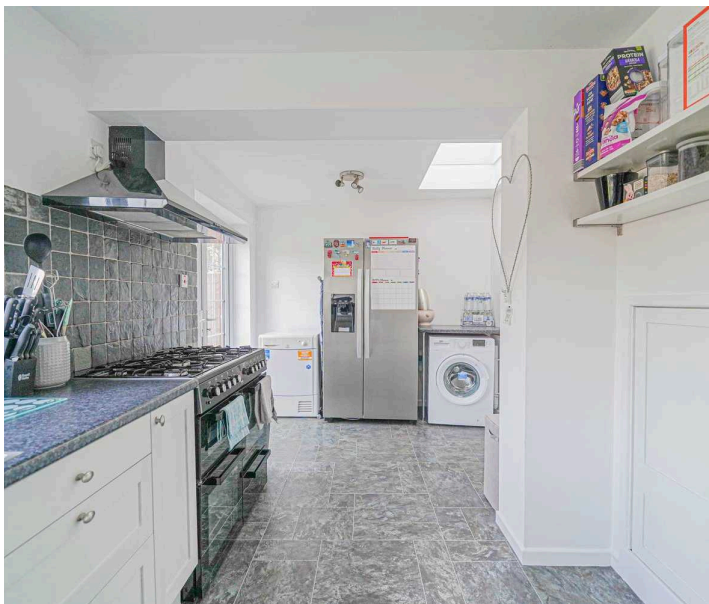


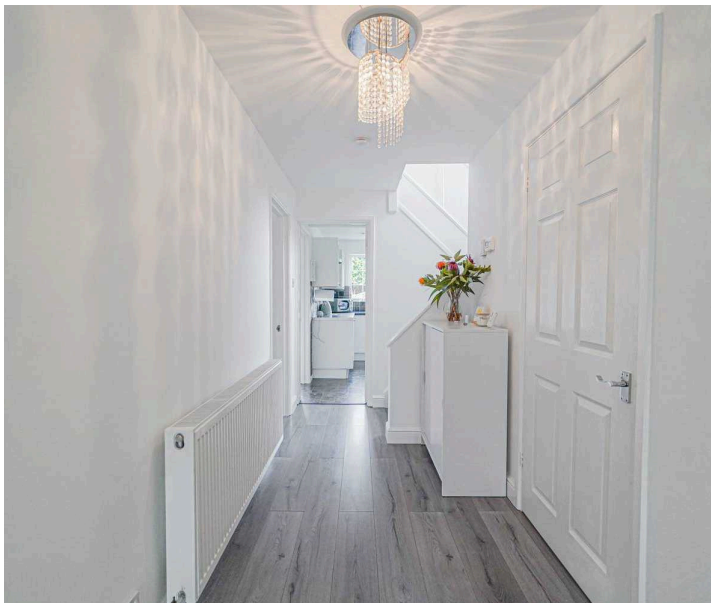
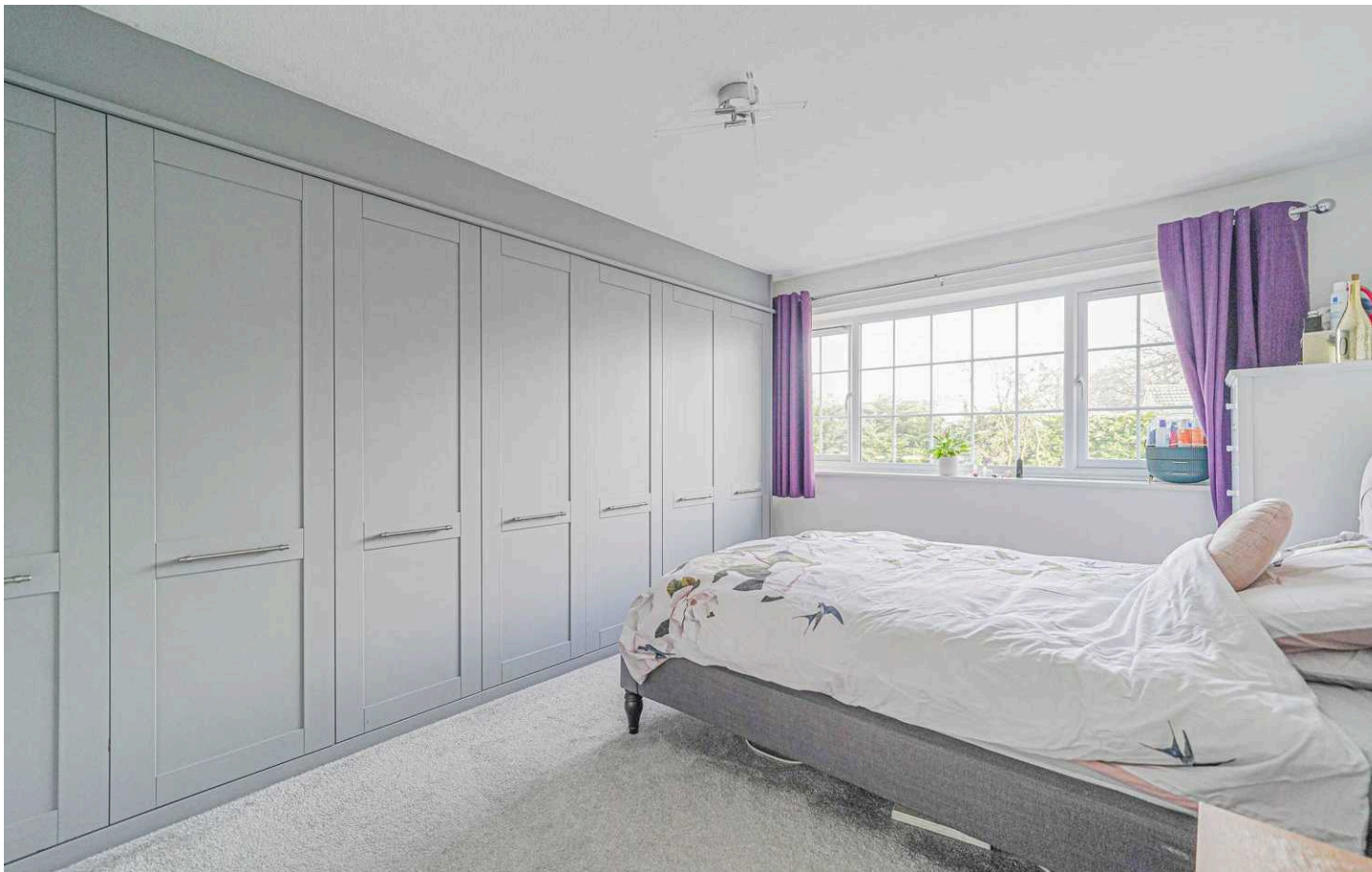
## PROPERTY OVERVIEW

This traditional four / five bedroom semi-detached property is well presented throughout and is located just a short walk from the Heart of England school. The property benefits from the conversion of the garage to provide either a family room / home office or a ground floor bedroom with access to its own shower room. In summary the property provides potential purchasers: - enclosed porch, large lounge, dining room, extended breakfast kitchen, office / family room / bedroom 5 (with en-suite), four first floor bedrooms and a modern family bathroom.

Outside, the property has a private rear garden comprised of a patio area and grass lawn. To the front, there is off road parking for three vehicles with further potential to extend the driveway if required.

Viewing is 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: E

Tenure: Freehold

- Traditional Semi-Detached Property
- Four / Five Bedrooms
- Well Presented Throughout
- Approximately 1300 sqft
- Ground Floor En-Suite Bedroom / Office / Family Room
- Lounge & Separate Dining Room
- Close to Heart of England School
- Private Rear Garden
- Driveway Parking



**ENTRANCE PORCH**

**ENTRANCE HALL**

**BREAKFAST KITCHEN**

18' 4" x 11' 2" (5.60m x 3.40m)

**DINING ROOM**

11' 2" x 11' 2" (3.40m x 3.40m)

**LOUNGE**

14' 11" x 11' 2" (4.55m x 3.40m)

**OFFICE / FAMILY ROOM / BEDROOM FIVE**

15' 11" x 7' 7" (4.85m x 2.30m)

**ENSUITE**

6' 5" x 5' 1" (1.95m x 1.55m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

13' 1" x 11' 2" (4.00m x 3.40m)

**BEDROOM TWO**

13' 1" x 10' 2" (4.00m x 3.10m)

**BEDROOM THREE**

15' 9" x 7' 3" (4.80m x 2.20m)

**BEDROOM FOUR**

9' 2" x 7' 5" (2.80m x 2.25m)

**BATHROOM**

9' 4" x 7' 9" (2.85m x 2.35m)

**TOTAL SQUARE FOOTAGE**

125.1 sq.m (1347 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**GARDEN**



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

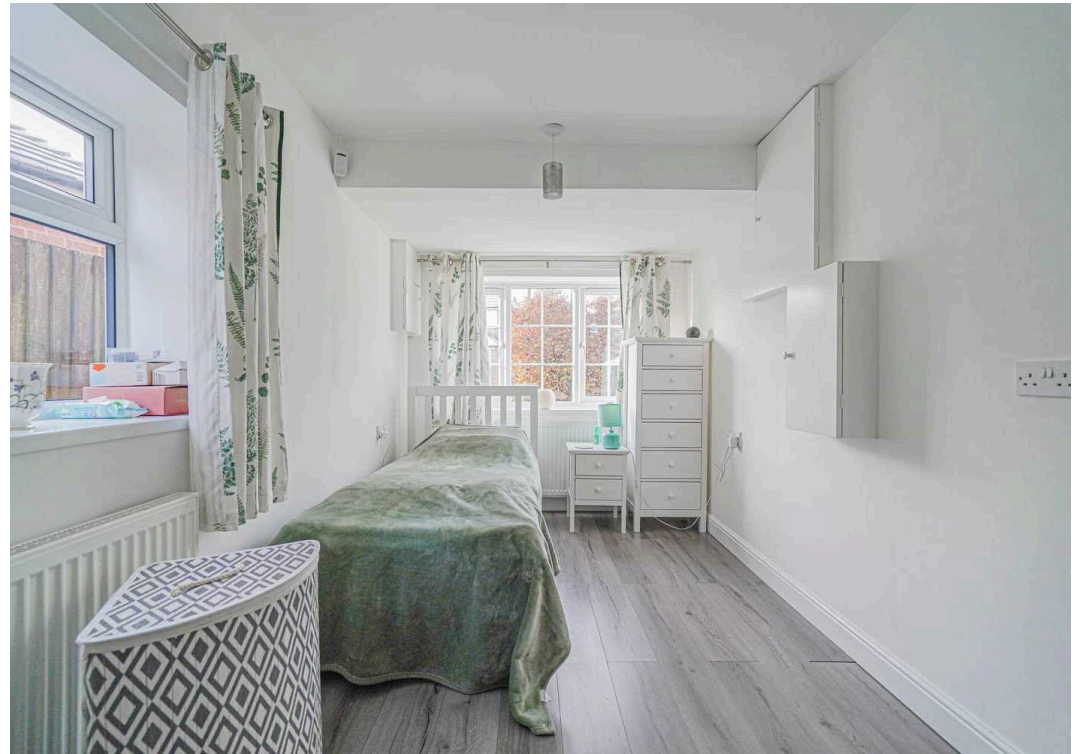
Freestanding cooker, kitchen extractor, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in one bedroom and garden shed.

#### **ADDITIONAL INFORMATION**

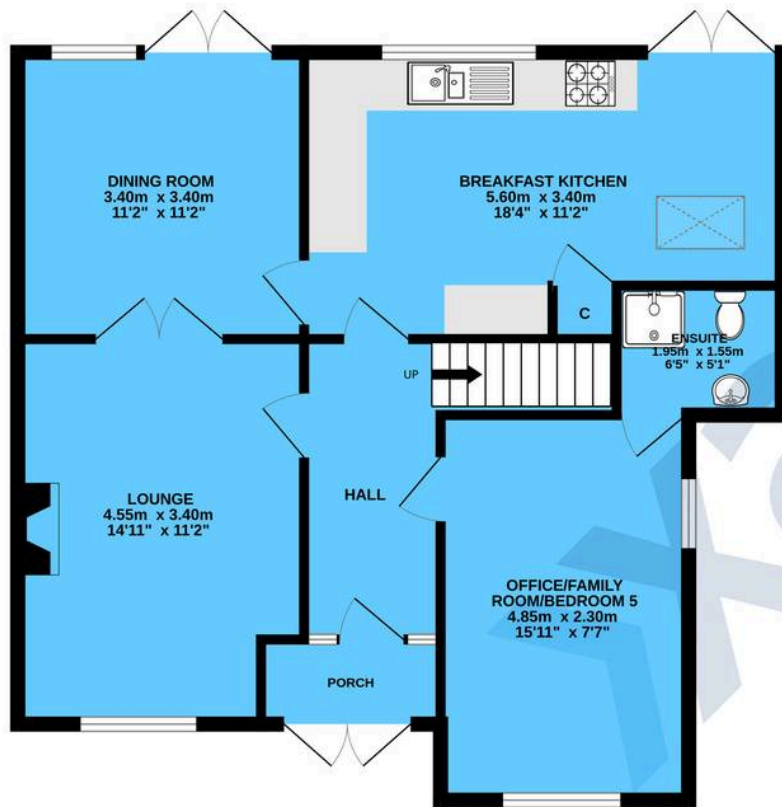
Services - direct mains water (with water meter), sewers and electricity. Central heating - gas. Broadband - cable.

#### **INFORMATION FOR POTENTIAL BUYERS**

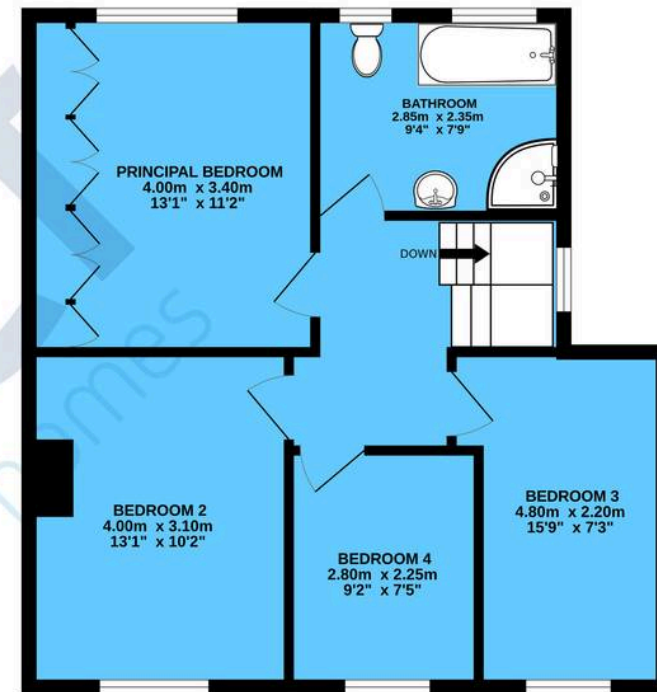
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 125.1 sq.m. (1347 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.  
Made with Metropix ©2024

**Xact Homes**

170 Station Road, Balsall Common – CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

