



Grovesfield Crescent, Balsall Common

£549,500





PROPERTY OVERVIEW

This well maintained & presented four bedroom detached property has been internally remodelled to provide two large reception rooms and offers further scope to re-configure to create a full width open plan breakfast kitchen if desired. Being available to purchase with no onward chain the property provides potential purchasers with; canopy porch, entrance hallway, living room/dining room, conservatory, lounge, breakfast kitchen, utility room & guest cloakroom, to the first floor there are four well proportioned bedrooms (1 x en-suite) and a family bathroom.

Outside there is driveway parking for two vehicles, a shortened garage/store and a professionally landscaped South Westerly facing rear garden.

Viewing is by appointment with Xact on 01676 534 411.





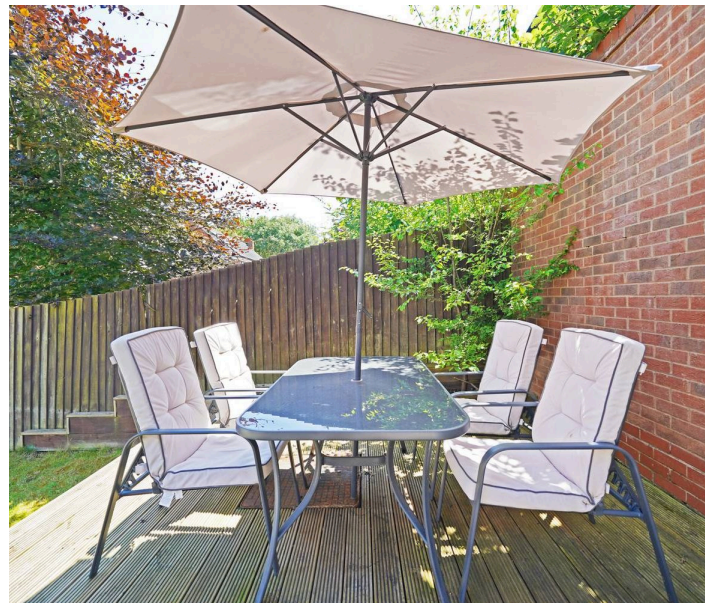
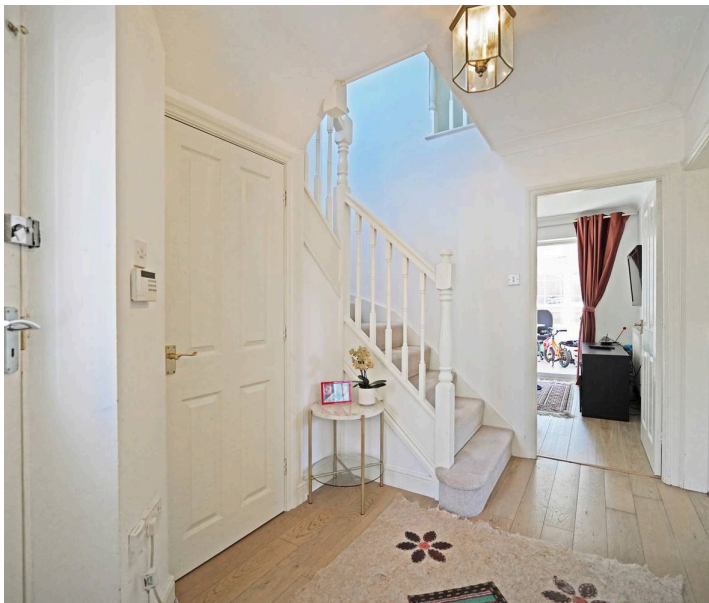
PROPERTY LOCATION

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: F

Tenure: Freehold

- Four Bedroom Detached
- No Onward Chain
- Well Presented Throughout
- Lounge And A Separate Living/Dining Room
- Ground Floor Cloakroom
- En-Suite Principal Bedroom
- Bathrooms Renovated To The Highest Quality
- Ideally Positioned for Village Centre & Berkswell Train Station
- South Westerly Facing Rear Garden





ENTRANCE HALLWAY

WC

LOUNGE

15' 11" x 12' 8" (4.85m x 3.86m)

LIVING/DINING ROOM

18' 3" x 9' 4" (5.56m x 2.84m)

CONSERVATORY

9' 7" x 9' 5" (2.92m x 2.87m)

BREAKFAST KITCHEN

11' 11" x 9' 7" (3.63m x 2.92m)

UTILITY ROOM

5' 11" x 5' 3" (1.80m x 1.60m)

FIRST FLOOR

BEDROOM ONE

16' 11" x 12' 8" (5.16m x 3.86m)

ENSUITE

BEDROOM TWO

16' 8" x 8' 8" (5.08m x 2.64m)

BEDROOM THREE

9' 8" x 8' 11" (2.95m x 2.72m)

BEDROOM FOUR

10' 5" x 6' 2" (3.18m x 1.88m)

BATHROOM

TOTAL SQUARE FOOTAGE

127 sq.m (1367 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE/STORE

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

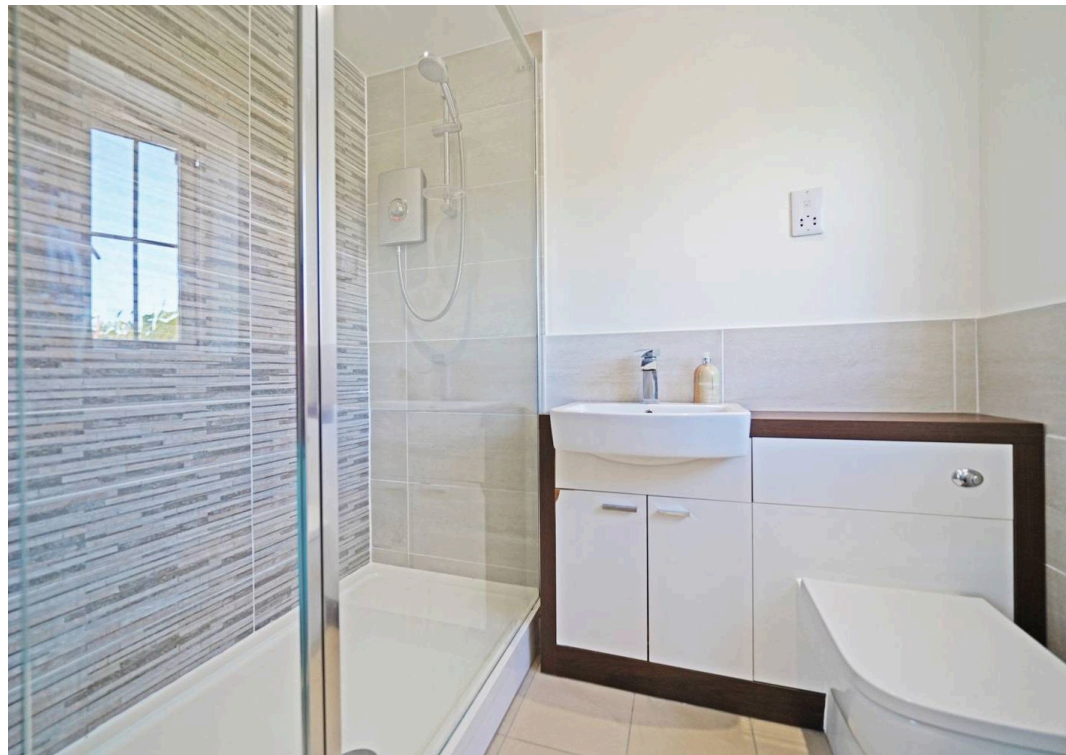
Integrated oven, integrated hob, extractor, microwave, dishwasher, garden shed, all carpets, some curtains, blinds and light fittings, CCTV and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

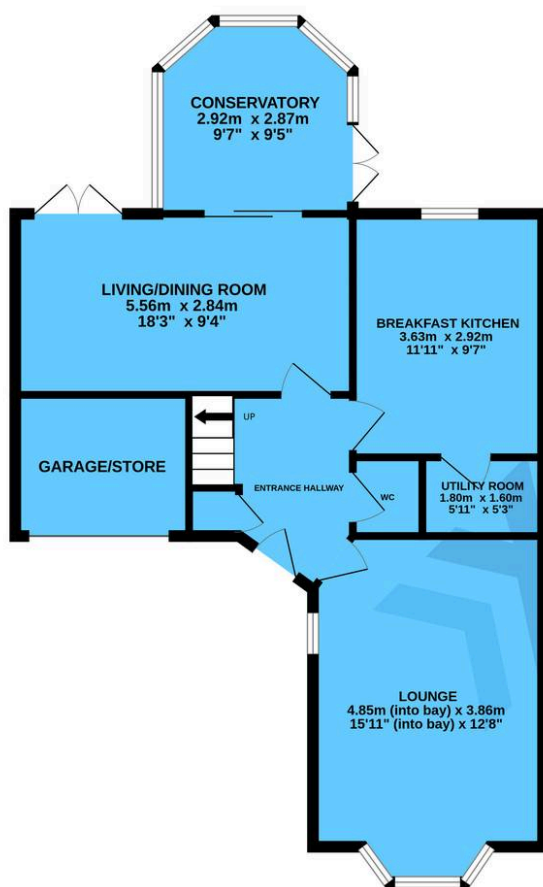
Services - mains gas, electricity and sewers and water on a meter. Broadband - FTTP (fibre to the premises). Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

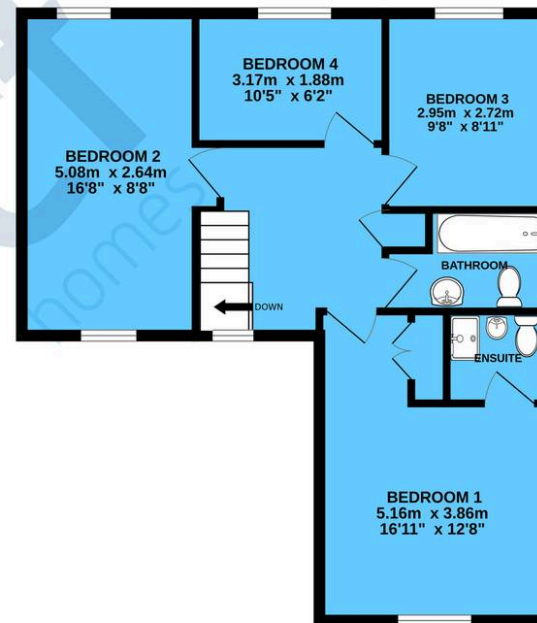
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 127.0 sq.m. (1367 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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