



## Coplow Close, Balsall Common

Offers in Region of £310,000







## PROPERTY OVERVIEW

This much improved four bedroom end terrace property is available to purchase with no onward chain and offers exceptional value to buyers looking for a family home in Balsall Common. Being located in a quiet cul-de-sac midway between the village centre and local schools the property overlooks green space to the front and provides potential purchasers with:- entrance hallway, guest cloakroom, living & dining room, kitchen, utility / storage room, four bedrooms and modern family bathroom.

To the rear of the property is low maintenance South Easterly 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: C

Tenure: Freehold







- Four Bedroom End Terrace
- Exceptional Value Family Home
- Living & Dining Room
- Kitchen & Utility/Storage Room
- No Onward Chain
- Residents Parking Area
- South Easterly Facing Rear Garden
- Quiet Cul-de-Sac Location

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING & DINING ROOM**

23' 7" x 12' 2" (7.19m x 3.71m)

#### **KITCHEN**

11' 11" x 9' 2" (3.63m x 2.79m)

#### **UTILITY/STORAGE ROOM**

10' 7" x 8' 11" (3.23m x 2.72m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

11' 5" x 10' 3" (3.48m x 3.12m)

#### **BEDROOM TWO**

12' 10" x 11' 5" (3.91m x 3.48m)

#### **BEDROOM THREE**

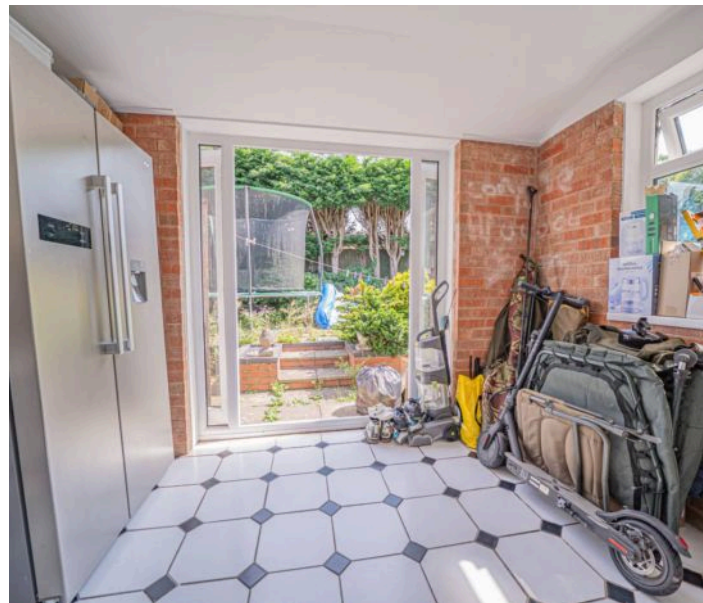
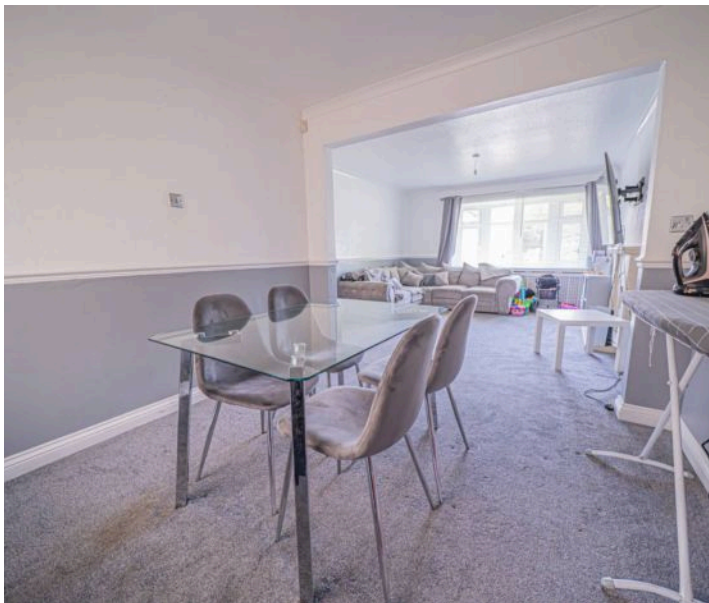
8' 10" x 6' 0" (2.69m x 1.83m)

#### **BEDROOM FOUR**

9' 6" x 6' 7" (2.90m x 2.01m)

#### **BATHROOM**

7' 10" x 6' 7" (2.39m x 2.01m)







## **OUTSIDE THE PROPERTY**

### **SHED**

7' 2" x 6' 11" (2.18m x 2.11m)

### **TOTAL SQUARE FOOTAGE**

109.2 sq.m (1175 sq.ft) approx.

### **LOW MAINTENANCE REAR GARDEN**

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

Garden shed and all carpets.

### **ADDITIONAL INFORMATION**

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

### **INFORMATION FOR POTENTIAL BUYERS**

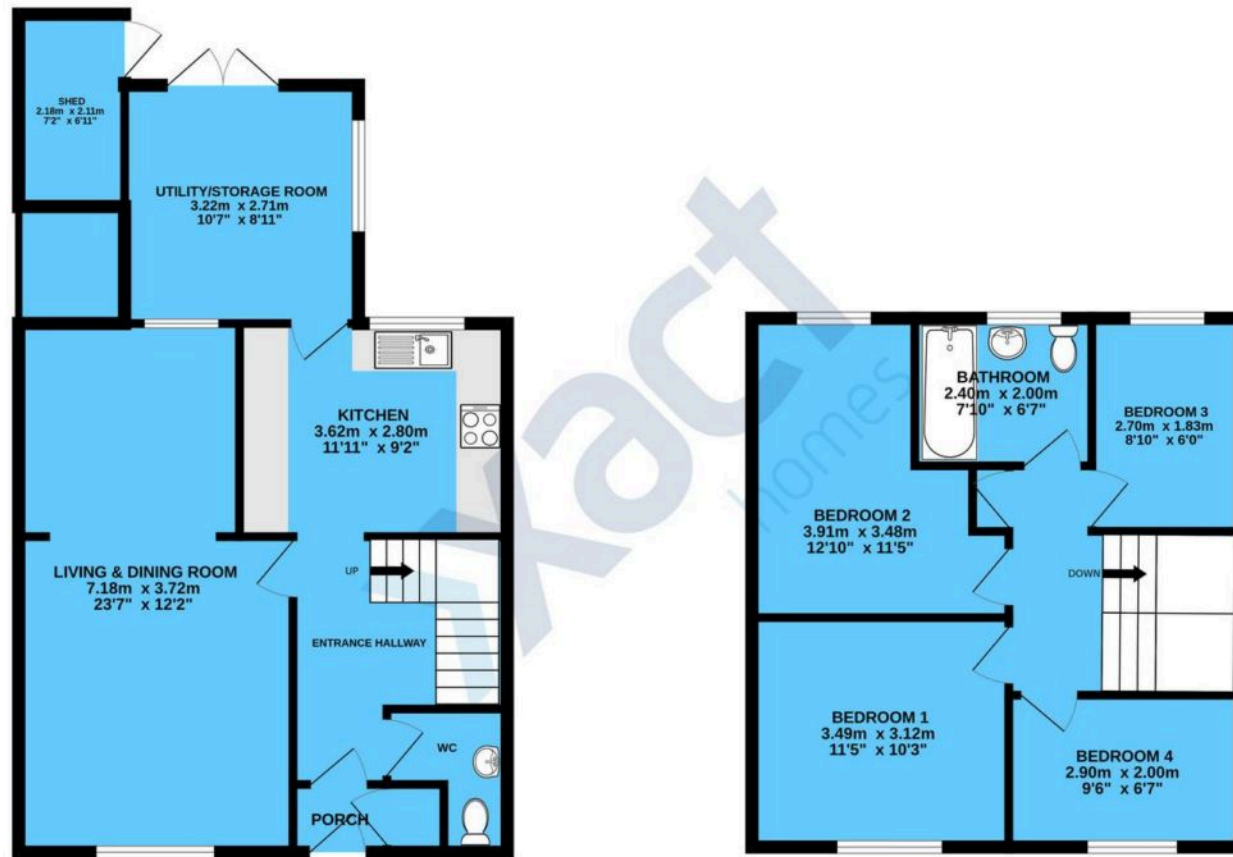
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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: 109.2 sq.m. (1175 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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