



Dockers Close Balsall Common CV7 7EH

for sale guide price
£500,000



Property Description

A fantastic opportunity to purchase this spacious three bedroom family home in Dockers Close, a quiet cul-de-sac in the sought-after Balsall Common, less than a mile from the Outstanding Balsall Common Primary School and Heart of England Secondary as well as being a two minute walk from local amenities and Berkswell Train Station. The Property itself has plenty of space on offer while still benefiting from the potential to extend further (STPP), with three large double bedrooms, one with a very spacious ensuite, a great-sized breakfast kitchen, dining room, living room, utility room, undercover car port, garage and rear store room. No Chain

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Front door leads into large a large open porch through to:

Entrance Hallway

Stained glass window to the side.

Guest Cloakroom

Fitted with a suite comprising of low level WC, wash hand basin and obscure glazed window to the side.

Kitchen

12' 5" x 12' 2" (3.78m x 3.71m)

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, space for electric oven, existing plumbed in dishwasher, window to the rear over looking garden, good sized pantry and doors through to hallways and dining room.

Lounge

15' 10" x 14' 5" (4.83m x 4.39m)

Windows to the front and side, feature fireplace for open flame fires with closed off fire surround. Staircase rising to the first floor.

Dining Room

12' 6" x 9' 11" (3.81m x 3.02m)

Patio doors overlooking and leading to conservatory.

Conservatory

8' 11" x 8' 10" (2.72m x 2.69m)

Constructed of UPVC and brick, ceiling fan, tiled floor with central heating and door to the side leading to rear garden.

Utility

10' 10" x 7' 2" (3.30m x 2.18m)

Fitted with base units and complementary work surfaces, stainless steel sink and drainer with mixer tap, existing plumbing for washing machine and ventilation for tumble dryer, window to the side and door leading to rear garden.

First Floor Landing

Staircase leading from lounge.

Bedroom One

14' 4" x 12' 5" (4.37m x 3.78m)

Window to the front and side, door through to:

Ensuite

fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit with marble top, Jacuzzi bath with mixer tap shower head attached, additional storage and two obscure glazed windows to the front.

Bedroom Two

12' 7" x 12' 4" (3.84m x 3.76m)

Windows to the rear overlooking the garden and side, newly carpeted.

Bedroom Three

13' Max x 10' 1" Max (3.96m Max x 3.07m Max)

Windows to the rear overlooking garden, newly carpeted.

Family Shower Room

Family Shower Room Recently re-fitted suite comprising of low level WC, wash hand basin, walk-in shower with shower screen, part tiling, obscure glazed window to the rear and a separate large airing cupboard.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking for four cars and giving direct access to garage and car port providing additional two covered parking spaces, gated side access to rear garden.

Rear Of Property

Private rear garden laid to lawn with patio area with mature shrubs, trees, borders with door access to the workshop.

Garage

17' 11" x 9' 4" (5.46m x 2.84m)

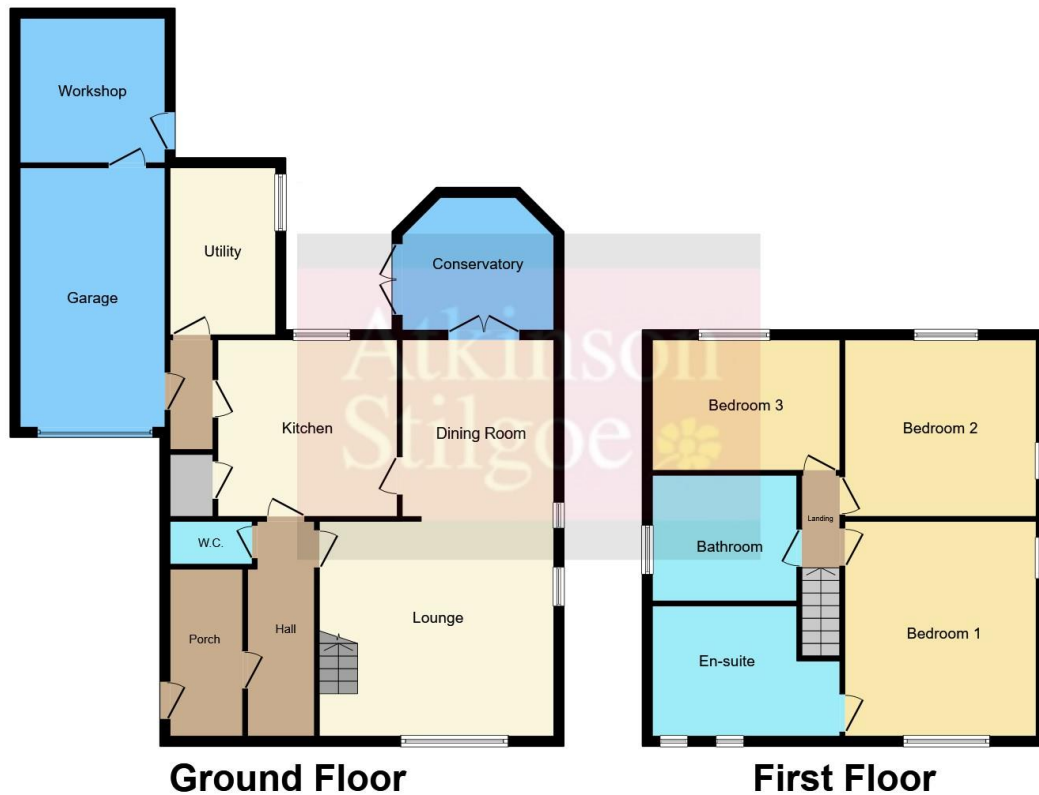
Up and over door, light, power and door through to the Workshop.

Workshop

8' 7" x 6' (2.62m x 1.83m)

Used for storage with light, power and doors through to the garage and rear garden.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Atkinson Stilgoe on

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: D Council Tax
 Band: F

view this property online atkinsonstilgoe.co.uk/Property/BAL106034



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.com | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAL106034 - 0005