



Ferndale Road, Balsall Common

Guide Price £420,000





## PROPERTY OVERVIEW

This extended four double bedroom semi-detached property offers deceptively spacious accommodation in excess of 1200sq ft and provides exceptional value to family buyers looking for a well proportioned home in the village. Benefitting from a large West facing rear garden and having been extended and modernised by the present owners this ready to move into home offers potential purchasers; large porch, entrance hallway, modern breakfast kitchen, good size utility room, guest WC, extended lounge overlooking the rear garden, four double bedrooms and a modern family bathroom.

Outside the property benefits from a large West facing rear garden with a block paved patio, summer house with power and a storage shed. The property is set well back from the road behind a wide grass verge, the owner has received planning approval from Solihull council to drop the kerb and create driveway parking.

Viewing is by appointment with Xact Homes 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 Semi-Detached
- Approximately 1200 sq ft
- Modern Breakfast Kitchen & Large Utility Room
- Extended Lounge with Bi-Fold Doors
- Modern Family Bathroom
- Large West Facing Rear Garden
- Planning Approval to Drop the Kerb & Create Driveway Parking





**LARGE PORCH**

**ENTRANCE HALLWAY**

**BREAKFAST KITCHEN**

19' 2" x 12' 4" (5.84m x 3.76m)

**UTILITY ROOM**

9' 6" x 6' 6" (2.90m x 1.98m)

**WC**

**LOUNGE**

20' 4" x 17' 2" (6.20m x 5.23m)

**FIRST FLOOR**

**BEDROOM ONE**

12' 5" x 11' 2" (3.78m x 3.40m)

**BEDROOM TWO**

11' 0" x 6' 10" (3.35m x 2.08m)

**BEDROOM THREE**

10' 0" x 8' 3" (3.05m x 2.51m)

**BEDROOM FOUR**

9' 5" x 7' 11" (2.87m x 2.41m)

**BATHROOM**

**TOTAL SQUARE FOOTAGE**

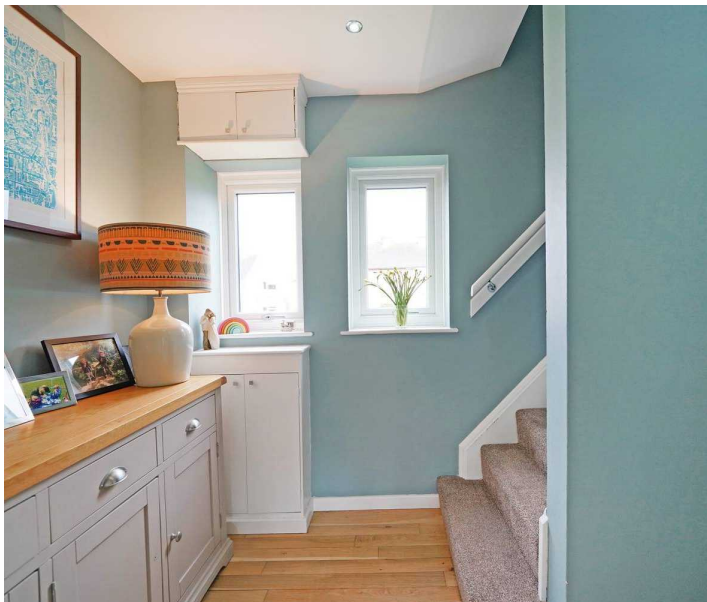
Total floor area: 117.9 sq.m. = 1269 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**LARGE WEST FACING REAR GARDEN**

**SUMMER HOUSE WITH POWER**

**STORAGE SHED**



**ITEMS INCLUDED IN SALE**

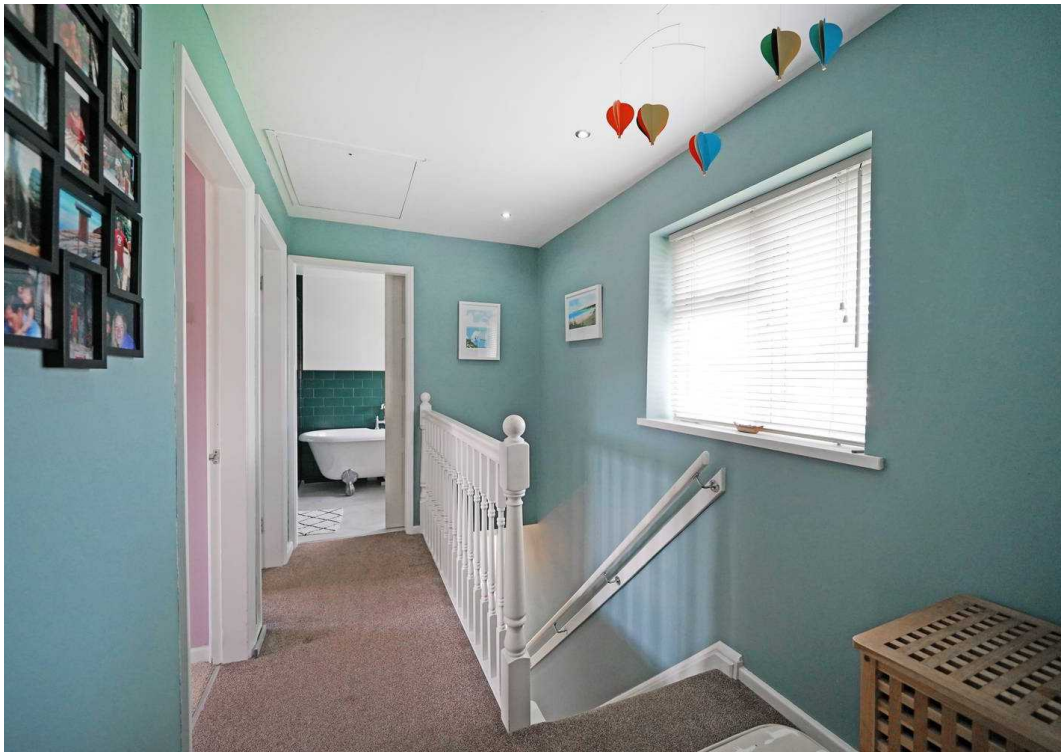
Rangemaster free standing cooker, extractor, all carpets, some curtains, all blinds, all light fittings, a garden shed and a summer house.

**ADDITIONAL INFORMATION**

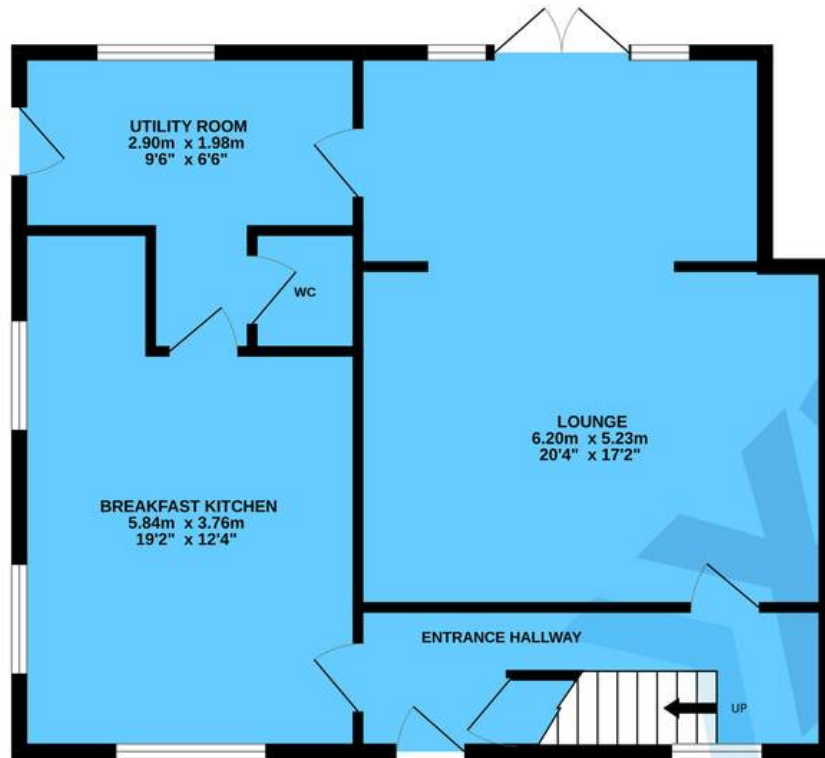
Services - mains gas, electricity and mains sewers.  
Broadband - BT/EE. Loft space - boarded with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

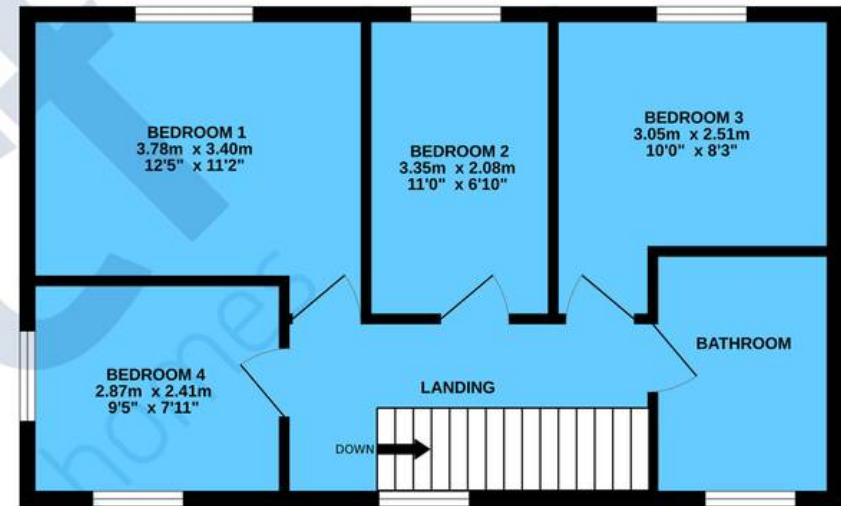
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
68.9 sq.m. (742 sq.ft.) approx.



1ST FLOOR  
49.0 sq.m. (527 sq.ft.) approx.



TOTAL FLOOR AREA : 117.9 sq.m. (1269 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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