



## Kemps Green Road, Balsall Common

Guide Price £475,000







#### PROPERTY OVERVIEW

Conveniently located for access to the village centre is this well maintained 3 bedroom detached bungalow which is available to purchase with no onward chain. Benefitting from UPVC double glazing the property offers the opportunity for some decorative updating to create a modern spacious bungalow in the heart of the village. In summary the accommodation provides potential purchasers with: entrance hallway, lounge / diner with door to the rear garden, breakfast kitchen, principal bedroom with ensuite facilities, second double bedroom, bedroom three / study and bathroom.

Outside the property has a wide private rear garden which is mainly lawned being screened to the rear by conifer hedging, a detached single garage and driveway parking.

Viewing is strictly 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: D

Tenure: Freehold

- Three Bedroom Detached Bungalow
- Well Maintained With Scope For Re-Decoration
- Lounge/Diner Overlooking Rear Garden
- En-Suite Principal Bedroom
- Ideally Located for Access to the Village Centre
- Detached Single Garage
- Private Rear Garden







**ENTRANCE HALLWAY**

**LOUNGE/DINER**

15' 5" x 13' 1" (4.70m x 3.99m)

**BREAKFAST KITCHEN**

12' 6" x 9' 6" (3.81m x 2.90m)

**PRINCIPAL BEDROOM**

13' 5" x 12' 2" (4.09m x 3.71m)

**ENSUITE**

5' 3" x 2' 6" (1.60m x 0.76m)

**BEDROOM TWO**

10' 6" x 9' 0" (3.20m x 2.74m)

**BEDROOM THREE/STUDY**

9' 10" x 7' 10" (3.00m x 2.39m)

**BATHROOM**

6' 7" x 5' 7" (2.01m x 1.70m)

**TOTAL SQUARE FOOTAGE**

70 sq.m (753 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DETACHED SINGLE GARAGE**

**WIDE PRIVATE REAR GARDEN**

**DRIVEWAY PARKING**







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

Zanussi free standing cooker and all carpets, curtains, blinds and light fittings

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers. Loft space - with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

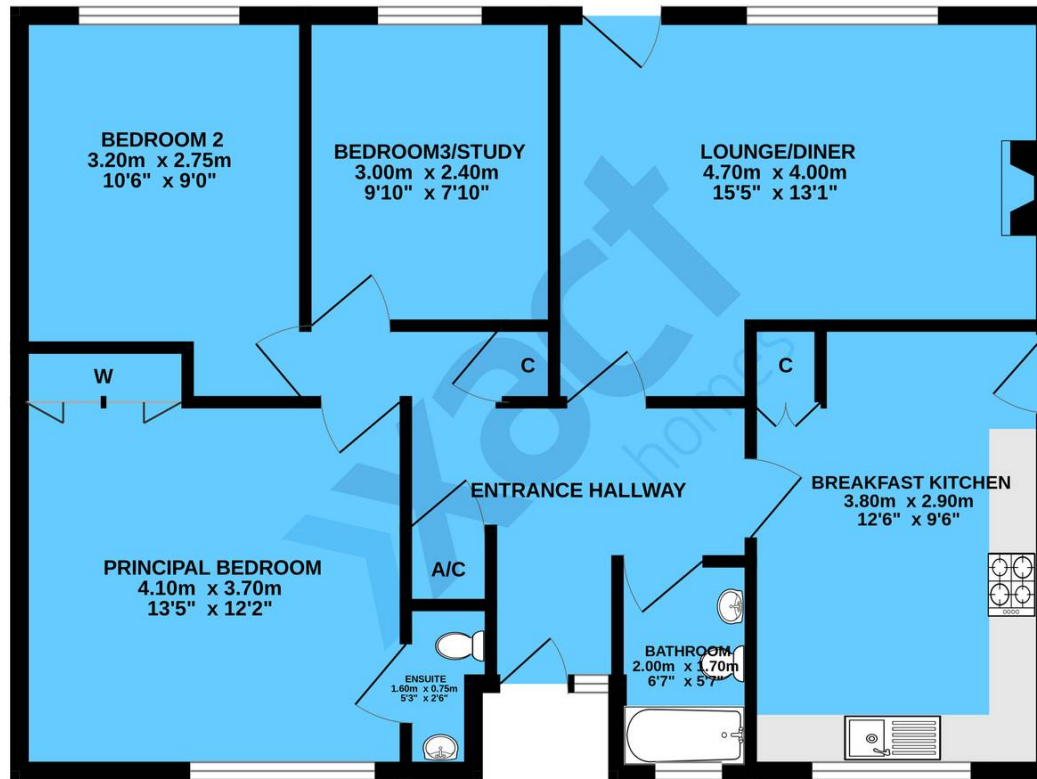
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







## GROUND FLOOR



TOTAL FLOOR AREA : 70.0 sq.m. (753 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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