



## Sunnyside Lane, Balsall Common

Offers in Region of £595,000





## PROPERTY OVERVIEW

This beautifully presented four bedroom detached house has been fully renovated and extended by the present owners and now provides a ready to move into family home within walking distance of the village centre and Berkswell train station. Benefitting from a South West facing rear garden and a generous driveway providing off road parking for multiple vehicles the accommodation provides potential purchasers with:- canopy porch, wide entrance hallway, dining room, living room overlooking the rear garden, contemporary fitted kitchen with feature island, utility room and guest WC. Upstairs there are four good size bedrooms (principal with en-suite) and a refitted family bathroom. During the refurbishment work the property was rewired and replumbed throughout with the installation of a new central heating boiler.

Outside there is a landscaped South facing rear garden, with recently laid patio, full height fencing and established trees & shrubs.

Viewing is strictly by appointment with Xact on 01676 534 411.





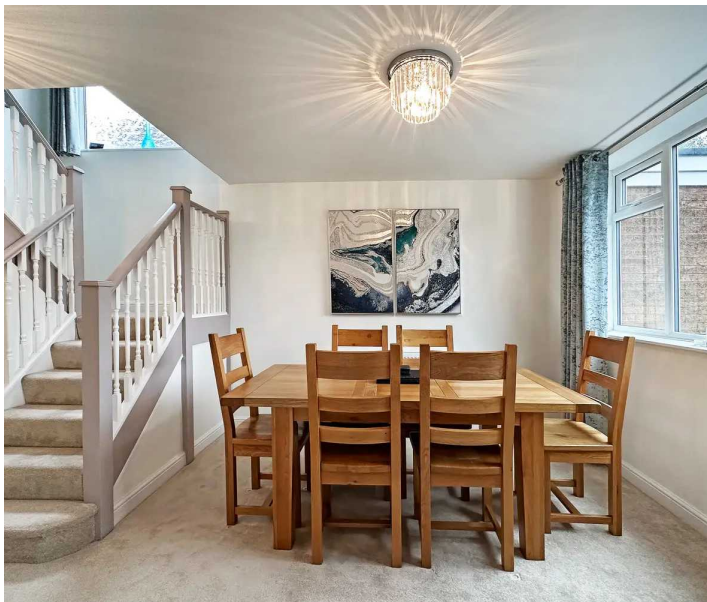
## PROPERTY LOCATION

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: E

Tenure: Freehold

- Four Bedroom Detached House
- Fully Modernised & Refurbished
- Living Room, Dining Room & Fitted Kitchen
- En-Suite Principal Bedroom
- Walking Distance to Village Centre & Train Station
- South West Facing Rear Garden
- Garage & Driveway Parking



## CANOPY PORCH

## ENTRANCE HALLWAY

## GUEST WC

## DINING ROOM

11' 6" x 10' 2" (3.50m x 3.10m)

## LIVING ROOM

18' 8" x 11' 8" (5.70m x 3.55m)

## KITCHEN

## UTILITY ROOM



## FIRST FLOOR

### PRINCIPAL BEDROOM

12' 4" x 10' 2" (3.75m x 3.11m)

### EN-SUITE

### BEDROOM TWO

12' 4" x 10' 5" (3.75m x 3.18m)

### BEDROOM THREE

10' 5" x 9' 11" (3.18m x 3.03m)

### BEDROOM FOUR

10' 2" x 9' 11" (3.11m x 3.03m)

### BATHROOM

### TOTAL SQUARE FOOTAGE

Total floor area - 131.6 sq.m. = 1417 sq.ft. approx.

### OUTSIDE THE PROPERTY

### GARAGE

17' 6" x 7' 11" (5.33m x 2.41m)

### SOUTH FACING REAR GARDEN

### ITEMS INCLUDED IN SALE

Two integrated ovens, integrated hob, microwave, fridge freezer, all carpets, fitted wardrobes in bedroom one, some light fittings and a garden shed.

### ADDITIONAL INFORMATION

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

### MONEY LAUNDERING REGULATIONS

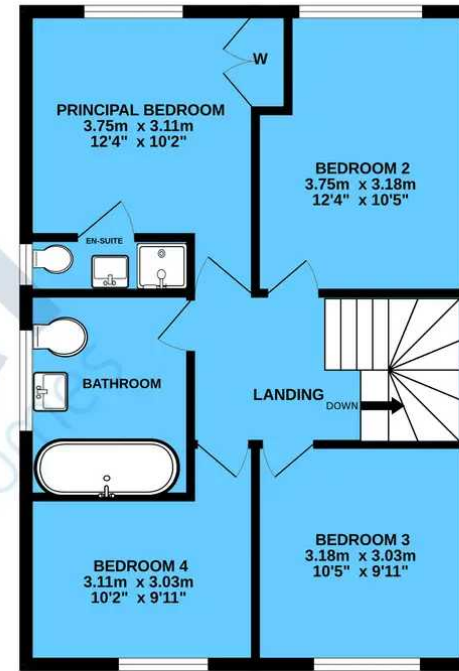
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
78.8 sq.m. (848 sq.ft.) approx.



1ST FLOOR  
52.9 sq.m. (569 sq.ft.) approx.



TOTAL FLOOR AREA : 131.6 sq.m. (1417 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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