Kenilworth Road, Balsall Common

Offers Over **£700,000**

xact
HOMES

PROPERTY OVERVIEW

This well maintained family home is available to purchase with no onward chain and offers significant scope for extension (STPP). Situated in the centre of the village, midway between the local schools and Berkswell train station in a plot of approximately 1/3 acre and being set well back from the road behind a long foregarden the property currently provides over 1500sq ft of living accommodation in addition to a large double garage . Further benefiting from UPVC double glazing throughout, a modern fitted kitchen, parquet flooring in the lounge / hallway and a Vailant central heating boiler. In summary the property provides potential purchasers with: enclosed porch, entrance hallway, dual aspect lounge / dining room, fitted kitchen, large utility room, guest WC and to the first floor four double bedrooms and a good size family bathroom.

Outside the property has a private West facing rear garden, to the front there is a long foregarden with ample parking for multiple vehicles providing access to the double garage which has insulated cavity walls / roof & a double glazed window providing scope for conversion to living accommodation (STPP) if required.

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: F

Tenure: Freehold

- Four Bedroom Detached House
- Approximately 1/3 Acre Plot
- Significant Potential to Extend STPP
- Superb West Facing Rear Garden
- Over 1500 sq ft
- Set Well Back From the Road
- Central Village Location

PORCH

HALLWAY

WC

LOUNGE / DINING ROOM
22' 6" x 14' 11" (6.85m x 4.55m)

KITCHEN
17' 11" x 12' 2" (5.45m x 3.70m)

UTILITY ROOM
15' 3" x 6' 9" (4.65m x 2.05m)

FIRST FLOOR
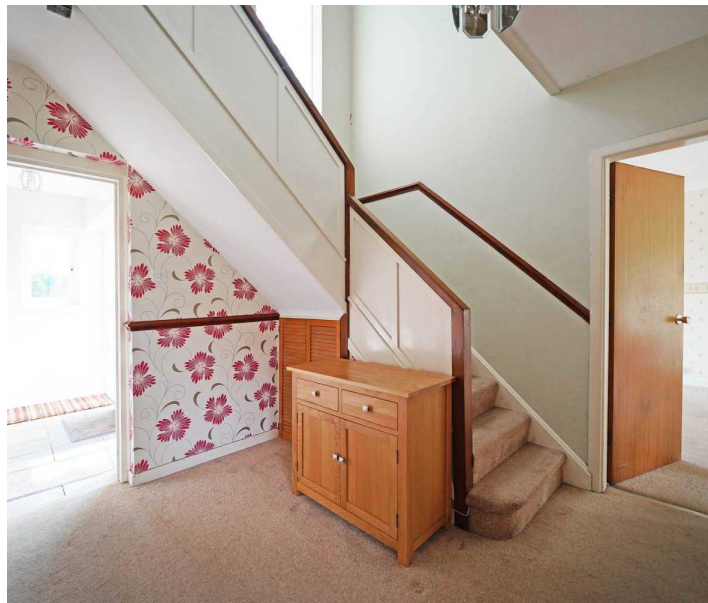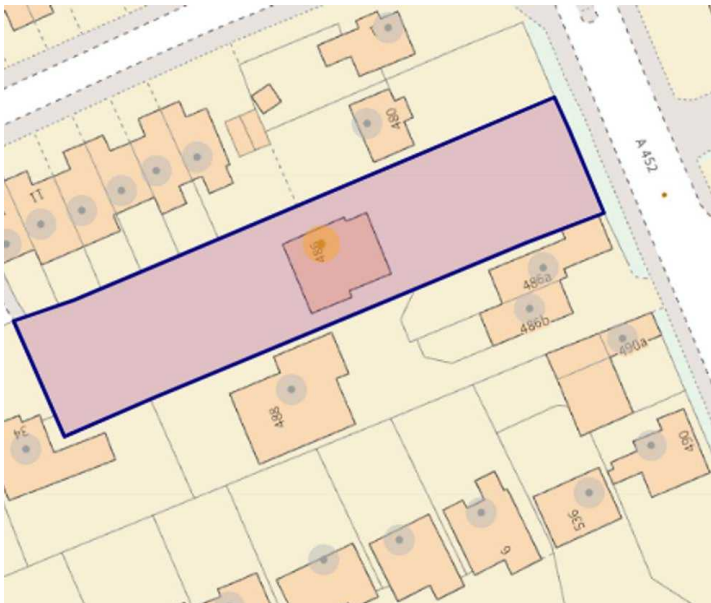
BEDROOM ONE
14' 11" x 12' 4" (4.55m x 3.75m)

BEDROOM TWO
12' 4" x 10' 0" (3.75m x 3.05m)

BEDROOM THREE
10' 10" x 10' 0" (3.30m x 3.05m)

BEDROOM FOUR
10' 0" x 10' 0" (3.05m x 3.05m)

BATHROOM
9' 2" x 5' 11" (2.80m x 1.80m)

TOTAL SQUARE FOOTAGE
Total floor area: 196.0 sq.m. = 2110 sq.ft. approx.

OUTSIDE THE PROPERTY

DOUBLE GARAGE
24' 1" x 21' 4" (7.35m x 6.50m)

WEST FACING REAR GARDEN

GREENHOUSE

ITEMS INCLUDED IN SALE
Neff integrated oven, integrated hob, all carpets, fitted wardrobes in one bedroom, all light fittings, a greenhouse and an electric garage door.
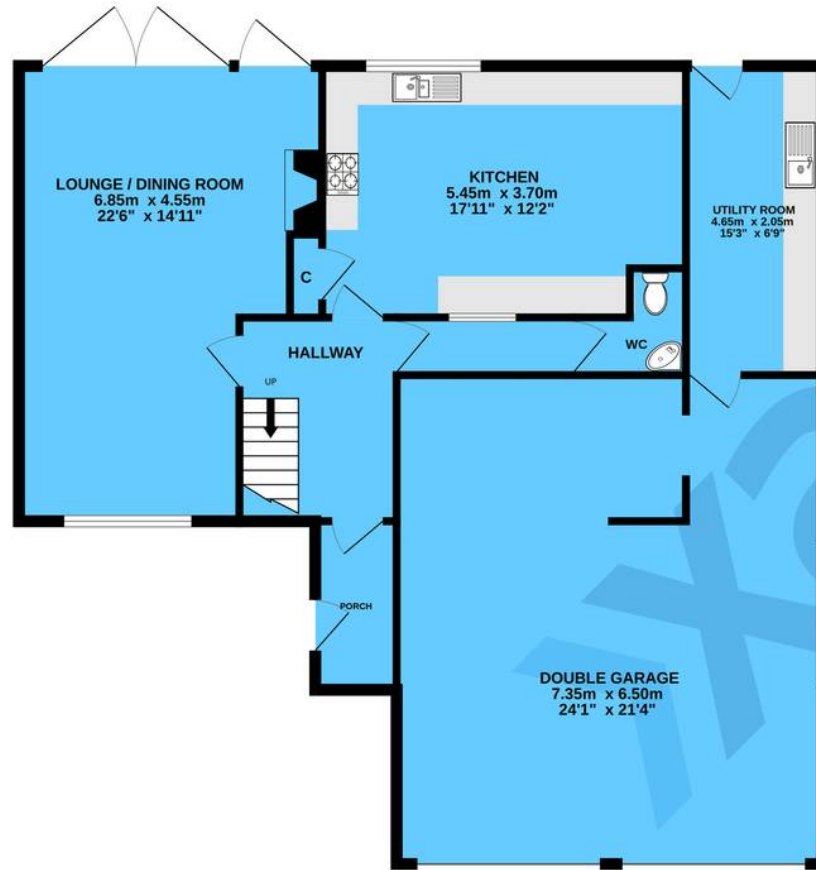
ADDITIONAL INFORMATION
Services - mains gas, electricity and mains sewers. There is a large external electrically operated remote controlled sun-blind on the rear of the lounge which closes if the wind is too high.
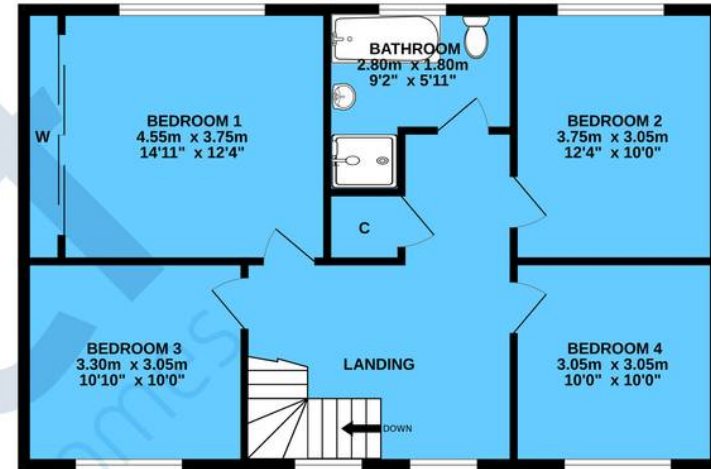
MONEY LAUNDERING REGULATIONS
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

GROUND FLOOR

LOUNGE / DINING ROOM
6.85m x 4.55m
22'6" x 14'11"

KITCHEN
5.45m x 3.70m
17'11" x 12'2"

UTILITY ROOM
4.65m x 2.05m
15'3" x 6'9"

C

HALLWAY

UP

WC

PORCH

DOUBLE GARAGE
7.35m x 6.50m
24'1" x 21'4"

1ST FLOOR

BATHROOM
2.80m x 1.80m
9'2" x 5'11"

BEDROOM 1
4.55m x 3.75m
14'11" x 12'4"

W

C

BEDROOM 2
3.75m x 3.05m
12'4" x 10'0"

BEDROOM 3
3.30m x 3.05m
10'10" x 10'0"

LANDING

DOWN

BEDROOM 4
3.05m x 3.05m
10'0" x 10'0"

TOTAL FLOOR AREA : 196.0 sq.m. (2110 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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