



Station Road, Balsall Common

Offers Over £550,000





## PROPERTY OVERVIEW

This spacious detached property is ideally situated for access to local schools and the village centre and provides flexible living accommodation in excess of 1750sq ft. Having the potential to refurbish, remodel and extend (STPP) and positioned in an excellent sized plot with a generous rear garden and driveway parking for multiple vehicles, the property offers potential purchasers with;- entrance hallway, breakfast kitchen, large living room overlooking the rear garden, two further reception rooms / ground floor bedrooms, guest WC and to the first floor two very large bedrooms sharing a family bathroom and access to eaves storage areas.

Outside, the property has a single garage, driveway parking for multiple vehicles and a large easterly facing rear garden planted with mature shrubs and trees.

Viewing is strictly by appointment only 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: F

Tenure: Freehold

- Three / Four Bedroom Property
- Potential To Re-model, Refurbish & Extend (STPP)
- Breakfast Kitchen
- Large Living Room + Two Further Reception Rooms / Bedrooms
- Two Impressive First Floor Bedrooms
- Large Easterly Facing Rear Garden
- Off Road Parking & Single Garage
- Ideally Located For Local Schools & Village Centre





## **ENTRANCE HALLWAY**

### **WC**

5' 5" x 4' 0" (1.65m x 1.22m)

### **BREAKFAST KITCHEN**

21' 6" x 10' 0" (6.55m x 3.05m)

### **LIVING ROOM**

21' 10" x 14' 1" (6.65m x 4.28m)

### **RECEPTION ROOM / BEDROOM THREE**

13' 11" x 10' 0" (4.25m x 3.05m)

### **RECEPTION ROOM / BEDROOM FOUR**

13' 11" x 12' 10" (4.25m x 3.90m)

## **FIRST FLOOR**

### **BEDROOM ONE**

22' 0" x 14' 1" (6.70m x 4.30m)

### **BEDROOM TWO**

16' 5" x 14' 1" (5.00m x 4.30m)

### **BATHROOM**

8' 2" x 5' 9" (2.50m x 1.75m)

## **TOTAL SQUARE FOOTAGE**

Total floor area: 163.0 sq.m. = 1755 sq.ft. approx.



## **OUTSIDE THE PROPERTY**

### **GARAGE**

15' 9" x 9' 10" (4.80m x 3.00m)

### **LARGE EASTERLY FACING REAR GARDEN**

Sun trap, not overlooked.

### **ITEMS INCLUDED IN SALE**

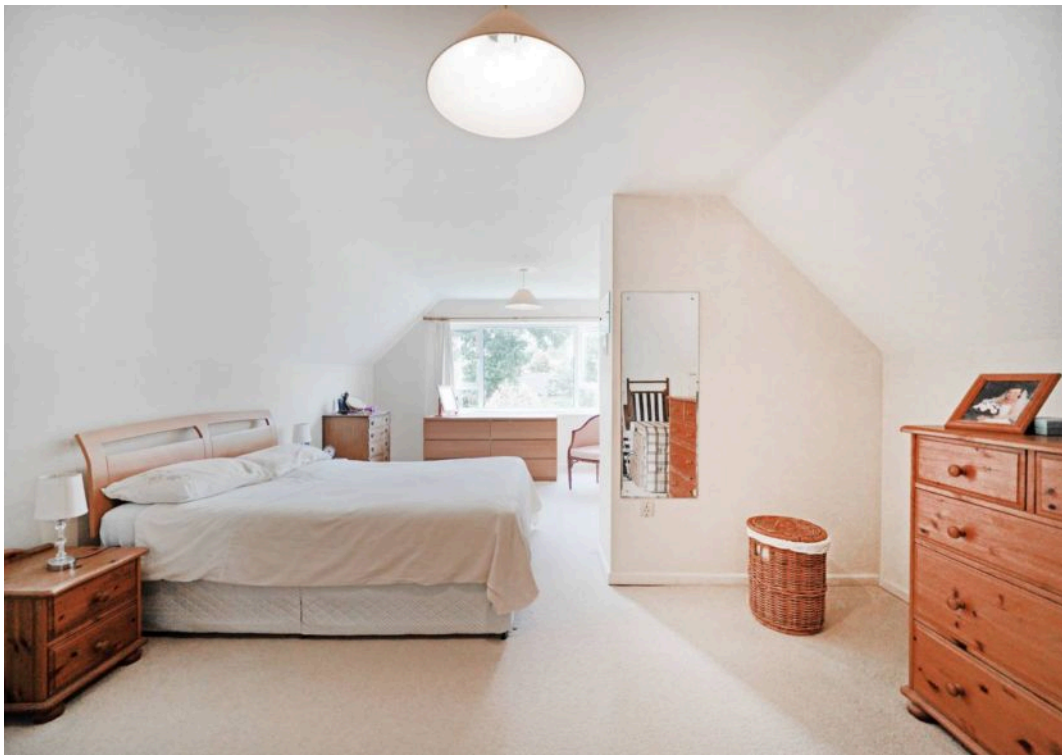
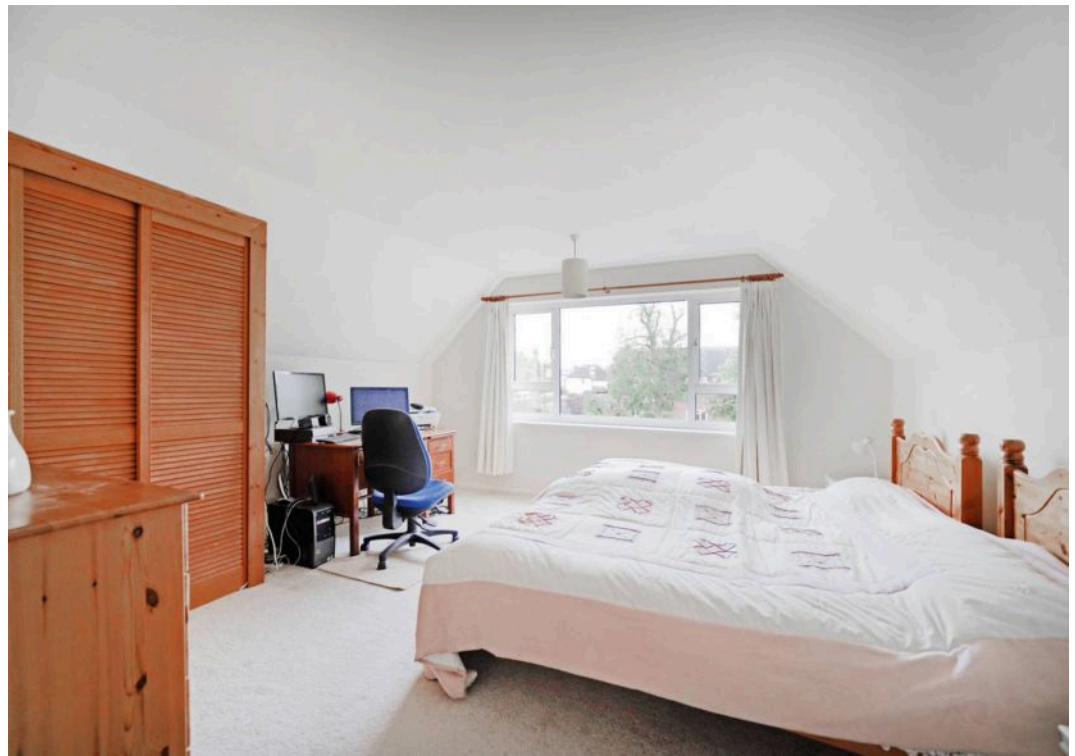
Free standing cooker, fridge freezer, all carpets, all curtains, all blinds, all light fittings, a tool shed, the dining table, six chairs and matching sideboard.

### **ADDITIONAL INFORMATION**

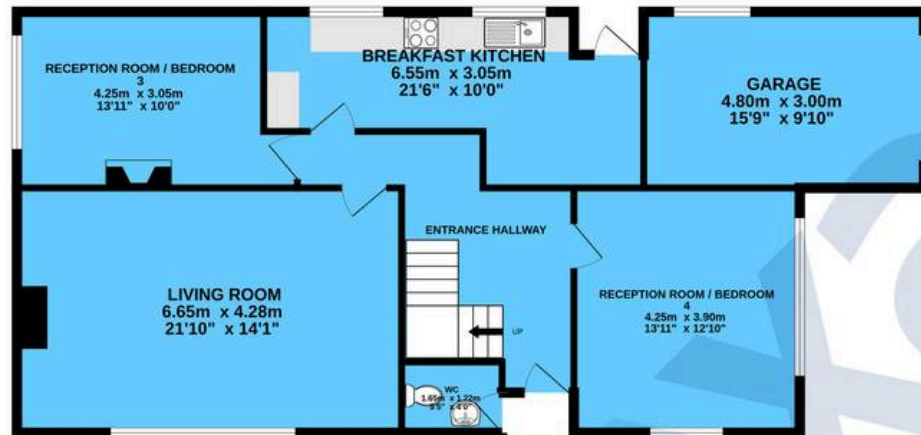
Services - mains gas, electricity and mains sewers.  
Broadband - TalkTalk.

### **INFORMATION FOR POTENTIAL BUYERS**

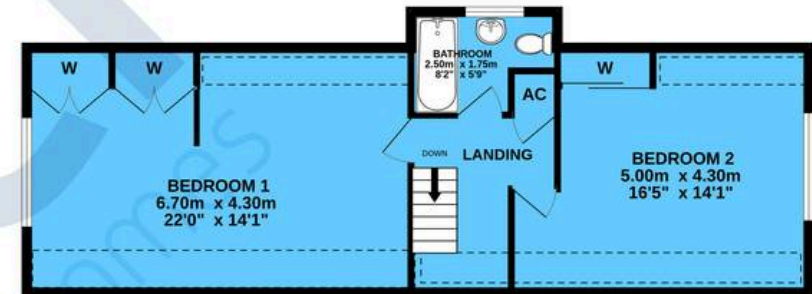
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.  
2. These particulars do not constitute in any way an offer or contract for the sale of the property.  
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.  
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.  
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 163.0 sq.m. (1755 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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