



# Meer Stones Road, Balsall Common

Guide Price £495,000







## PROPERTY OVERVIEW

This beautifully presented four bedroom, three story, semi-detached house was newly constructed in 2017 by Crest Nicholson and benefits from the remainder of the NHBC guarantee. The property is presented in ready to move into condition and provides over 1400sq ft of living space in addition to driveway parking and a single garage. Requiring internal inspection to fully appreciate the space available, the property provides potential purchasers with:- entrance hallway, large open plan kitchen/diner, study, guest cloakroom; to the first floor full width lounge, bathroom and bedroom and on the second floor three further bedrooms (principal with ensuite).

To the rear of the property is a private garden which is mainly lawn, the property is completed with a detached single garage and double length driveway.

Viewing is 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: C

Tenure: Freehold

- Four Bedroom Semi-Detached
- Beautifully Presented Throughout
- Open Plan Kitchen / Diner
- Lounge & Study
- En-Suite Principal Bedroom
- Built 2017 - Having Balance Of NHBC Guarantee
- Double Length Driveway & Single Garage





#### **ENTRANCE HALLWAY**

#### **KITCHEN/DINER**

18' 4" x 16' 6" (5.60m x 5.03m)

#### **STUDY**

9' 11" x 8' 8" (3.02m x 2.64m)

#### **WC**

#### **FIRST FLOOR**

#### **LOUNGE**

16' 6" x 13' 11" (5.03m x 4.25m)

#### **BEDROOM THREE**

14' 5" x 8' 11" (4.39m x 2.72m)

#### **BATHROOM**

#### **SECOND FLOOR**

#### **BEDROOM ONE**

16' 6" x 9' 6" (5.03m x 2.90m)

#### **ENSUITE**

#### **BEDROOM TWO**

13' 9" x 8' 10" (4.19m x 2.70m)

#### **BEDROOM FOUR**

9' 0" x 7' 4" (2.74m x 2.24m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 132.0 sq.m. = 1421 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**







#### **A PRIVATE GARDEN**

#### **A DETACHED SINGLE GARAGE**

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

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings and a garden shed.

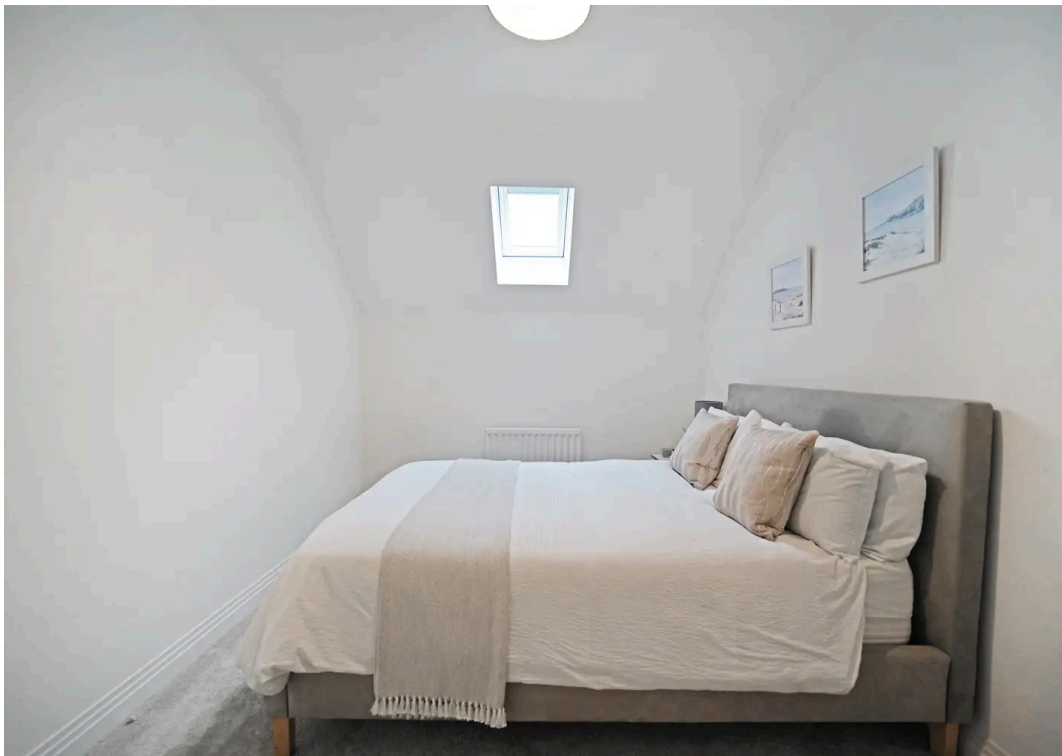
#### **ADDITIONAL INFORMATION**

Services - mains gas and electricity. Broadband - BT. Loft space - with ladder. Ground rent - £250.00 (pa).

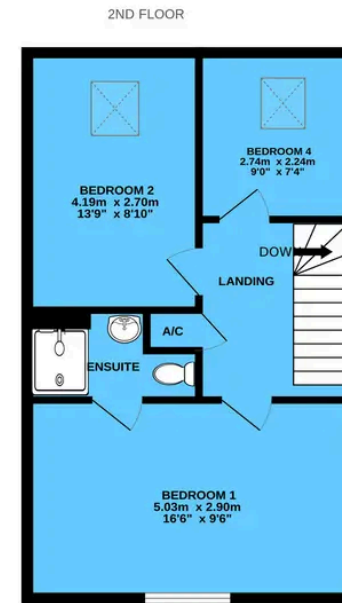
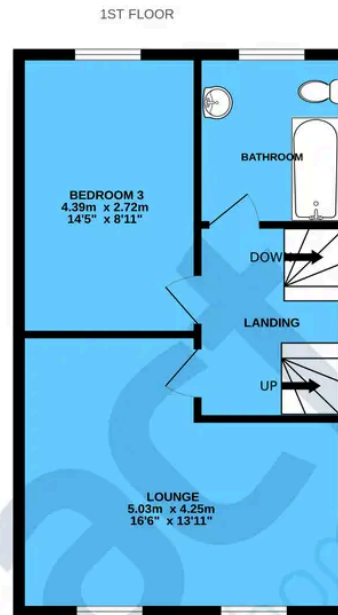
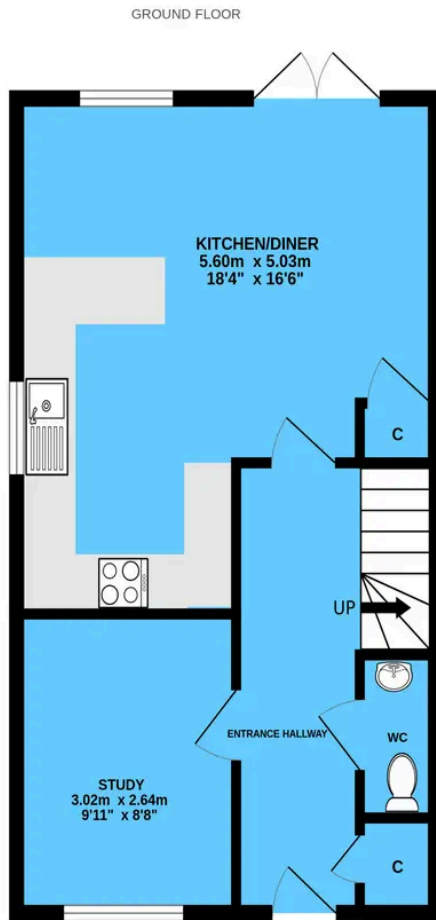
#### **INFORMATION FOR POTENTIAL BUYERS**

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.









TOTAL FLOOR AREA : 132.0 sq.m. (1421 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

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

