



Hawthorn Drive, Balsall Common

Offers in Region of £560,000







## PROPERTY OVERVIEW

This well presented four bedroom detached house is located in a quiet cul-de-sac and provides a generous amount of living space which requires internal inspection to fully appreciate. Located just off Wootton Green Lane in close proximity to open countryside whilst still being accessible to the village centre, this modern property provides potential purchasers with:- canopy porch, entrance hallway, living room, open plan breakfast kitchen into conservatory, utility room, dining room, guest WC, four bedrooms (principal en-suite) and a family bathroom.

Outside there is a landscaped West facing rear garden, single garage with integral access & driveway parking.

Viewing is by prior 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: F

Tenure: Freehold

- Four Bedroom Detached
- Quiet Cul-de-Sac
- Well Presented Throughout
- Open Plan Breakfast Kitchen Into Conservatory
- Living Room & Dining Room
- En-Suite Principal Bedroom
- West Facing Rear Garden
- Single Garage with Integral Access
- Edge of Village Location







## **ENTRANCE HALLWAY**

## **WC**

## **LIVING ROOM**

16' 0" x 12' 9" (4.88m x 3.89m)

## **DINING ROOM**

10' 2" x 9' 6" (3.10m x 2.90m)

## **CONSERVATORY**

13' 5" x 13' 0" (4.09m x 3.96m)

## **BREAKFAST KITCHEN**

12' 0" x 9' 6" (3.66m x 2.90m)

## **UTILITY ROOM**

## **INTEGRAL GARAGE**

14' 11" x 8' 3" (4.55m x 2.51m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

12' 10" x 11' 3" (3.91m x 3.43m)

## **ENSUITE**

## **BEDROOM TWO**

11' 0" x 10' 10" (3.35m x 3.30m)

## **BEDROOM THREE**

9' 4" x 8' 3" (2.84m x 2.51m)

## **BEDROOM FOUR**

10' 10" x 9' 2" (3.30m x 2.79m)

## **BATHROOM**

10' 10" x 9' 2" (3.30m x 2.79m)

## **TOTAL SQUARE FOOTAGE**

135.3 sq.m (1456 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **LANDSCAPED REAR GARDEN**



**ITEMS INCLUDED IN THE SALE**

Range free standing cooker, extractor, fridge/freezer, dishwasher, all carpets, blinds and light fittings, underfloor heating in conservatory, air con in conservatory and fitted wardrobes in two bedrooms.

**ADDITIONAL INFORMATION**

Services – mains gas, electricity and sewers. Loft space – part boarded with lighting.

**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.

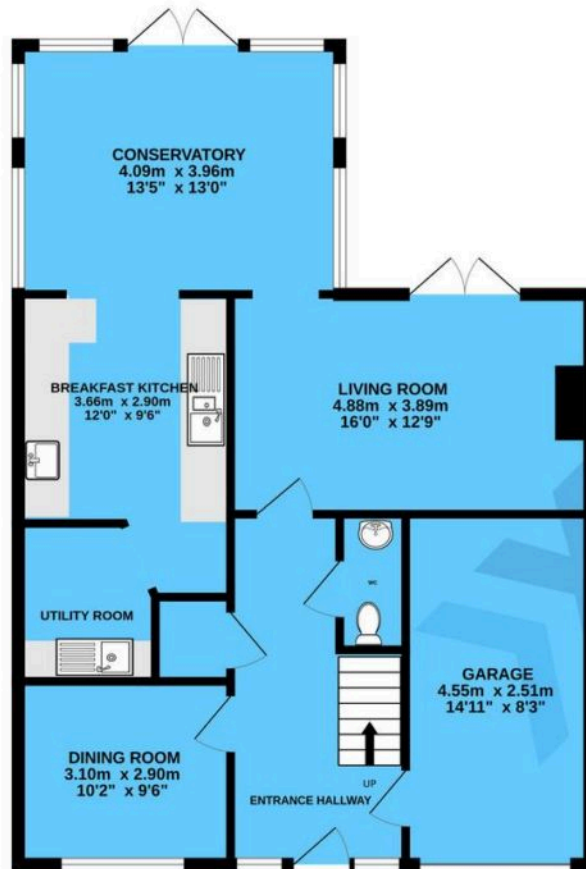
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



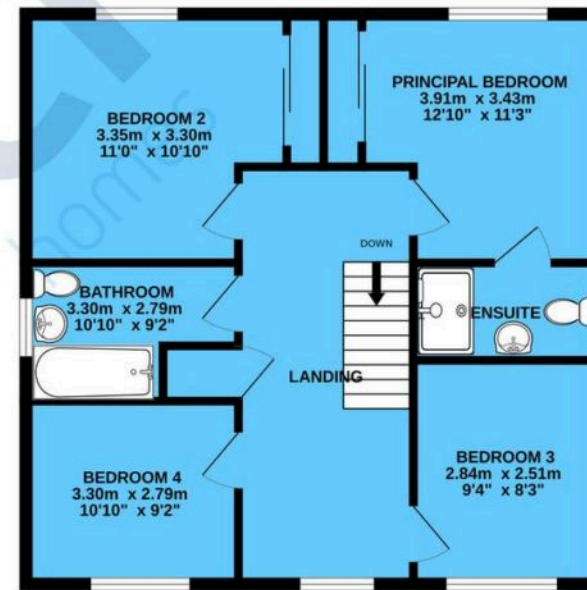




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 135.3 sq.m. (1456 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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