



Burberry Grove, Balsall Common

Offers in Region of £750,000





PROPERTY OVERVIEW

This extended five bedroom detached property is located in a quiet cul-de-sac within walking distance to the village centre and local schools. Benefiting from approved planning permission for a two storey extension to the side of the property and being available to purchase with no onward chain this modern family home offers potential purchasers;- canopy porch, entrance hallway, lounge, breakfast kitchen, utility room, dining room, study, conservatory, five bedrooms, en-suite principal bedroom and family bathroom. Outside the property benefits from a large landscaped Westerly facing rear garden, detached double garage and driveway parking.

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: G

Tenure: Freehold





- Five Bedroom Detached House
- No Upward Chain
- Quiet Cul-De-Sac Location
- Lounge, Dining Room & Study
- Breakfast Kitchen & Utility Room
- Planning Permission in Place for Two Storey Extension
- Walking Distance to Village Centre
- Large West Facing Rear Garden
- Double Garage & Driveway Parking





HALL

LOUNGE

26' 3" x 12' 6" (8.00m x 3.80m)

DINING ROOM

13' 0" x 11' 0" (3.95m x 3.35m)

STUDY

7' 10" x 7' 9" (2.40m x 2.35m)

BREAKFAST KITCHEN

24' 9" x 15' 9" (7.55m x 4.80m)

UTILITY ROOM

12' 0" x 6' 1" (3.65m x 1.85m)

CONSERVATORY

15' 3" x 5' 11" (4.65m x 1.80m)

WC

4' 11" x 3' 11" (1.50m x 1.20m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 4" x 12' 8" (5.60m x 3.85m)

ENSUITE

7' 9" x 7' 8" (2.35m x 2.33m)

BEDROOM TWO

22' 0" x 9' 10" (6.70m x 3.00m)

BEDROOM THREE

18' 1" x 7' 10" (5.50m x 2.40m)

BEDROOM FOUR

12' 6" x 8' 10" (3.80m x 2.70m)

BEDROOM FIVE

9' 10" x 8' 2" (3.00m x 2.50m)

BATHROOM

7' 10" x 7' 9" (2.40m x 2.35m)



OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

WEST FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, blinds and light fittings, some curtains, fitted wardrobes in two bedrooms, garden shed, electric garage door and summer house.

ADDITIONAL INFORMATION

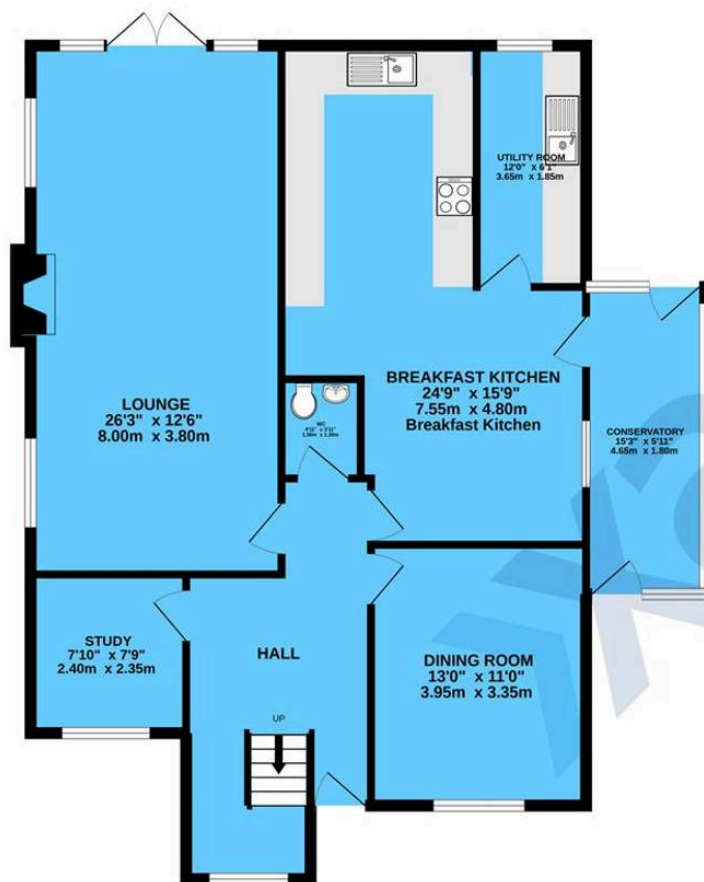
Services - Water meter, mains gas, electricity and sewers. Broadband - BT (in road not connected). Loft Space - Part boarded with ladder and lighting.

INFORMATION FOR POTENTIAL BUYERS

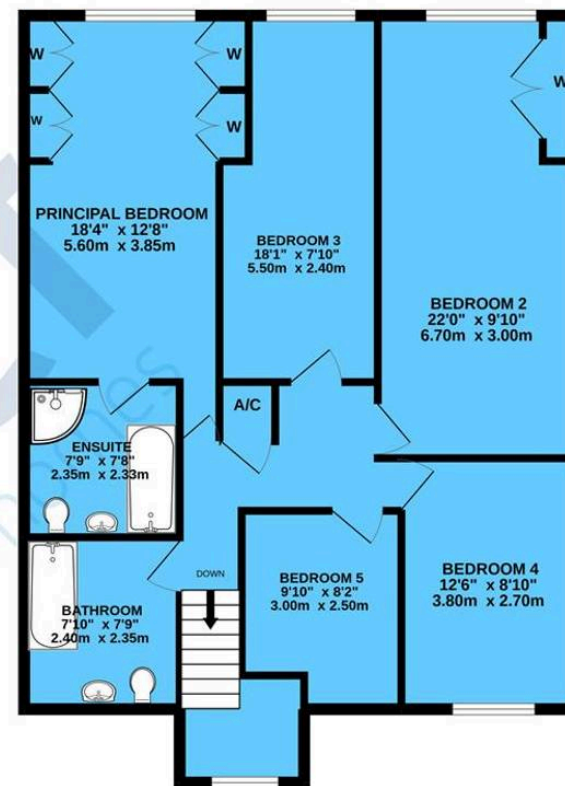
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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
1121 sq.ft. (104.2 sq.m.) approx.



1ST FLOOR
971 sq.ft. (90.2 sq.m.) approx.



TOTAL FLOOR AREA : 2093 sq.ft. (194.4 sq.m.) 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.

Made with Metropix ©2022

Xact Homes

170 Station Road, Balsall Common - CV7 7FD

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

xact
EXCLUSIVE

