



Eborne Croft, Balsall Common

Offers in Region of £282,500





PROPERTY OVERVIEW

This very well presented two bedroom mews property is conveniently located for access to the village centre and Berkswell train station and provides an ideal home for either first time buyers or downsizers. Having been well maintained by the present owner and benefitting from a re-fitted bathroom, central heating boiler, fascias & soffits and patio doors the property provides potential purchasers with:- living room, breakfast kitchen with patio doors out to the rear garden, downstairs guest cloakroom, two double bedrooms and a re-fitted shower room. Outside the property provides driveway parking for two vehicles and a nicely landscaped rear garden with storage shed.

Viewing is by appointment with Xact on 01676 534 411.



- Mid Terrace Property
- Living Room
- Breakfast Kitchen
- Two Double Bedrooms
- Re-Fitted Shower Room
- Downstairs Guest Cloakroom
- Driveway Parking
- Landscaped Garden
- Quiet Cul-de-Sac Location



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

LIVING ROOM

13' 7" x 11' 8" (4.14m x 3.56m)

WC/GUEST CLOAKROOM

BREAKFAST KITCHEN

13' 7" x 8' 6" (4.14m x 2.59m)

FIRST FLOOR

BEDROOM ONE

13' 7" x 9' 2" (4.14m x 2.79m)

BEDROOM TWO

13' 7" x 8' 6" (4.14m x 2.59m)

SHOWER ROOM

6' 3" x 5' 7" (1.91m x 1.70m)

TOTAL SQUARE FOOTAGE

58.6 sq.m (631 sq.ft) approx.





OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR TWO VEHICLES

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, garden shed, all carpets, blinds and light fittings.

ADDITIONAL INFORMATION

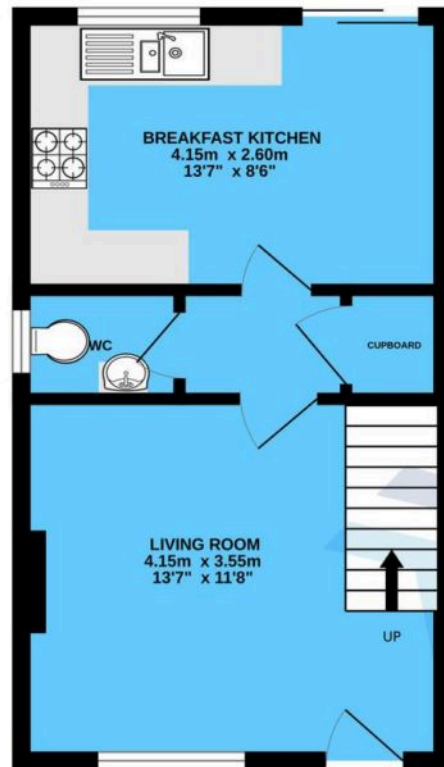
Services - water on a meter, mains gas. electricity and sewers. Broadband - ADSL copper wire.

INFORMATION FOR POTENTIAL BUYERS

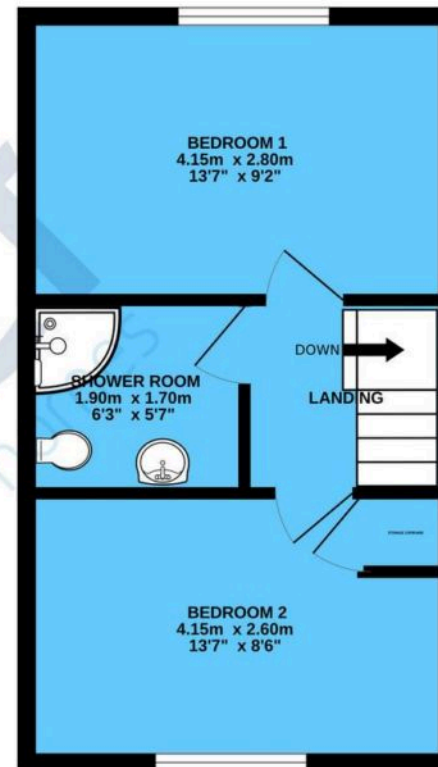
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 58.6 sq.m. (631 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

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