



Clive Road, Balsall Common
£595,000





PROPERTY OVERVIEW

This traditional four bedroom detached property is well presented throughout and provides further scope for extension (STPP) or remodelling. Being located just a short walk from the Heart of England school and benefitting from a long rear garden the property provides potential purchasers with: - enclosed porch, entrance hallway, large lounge, dining room, extended breakfast kitchen, utility room, four first floor bedrooms and a modern family bathroom.

Outside, the property has a long rear garden comprised of a patio area and grass lawn. To the front, there is off road parking and access to the single garage.

Viewing is by prior appointment with Xact on 01676 534 411.

- Traditional Detached House
- Extended Breakfast Kitchen
- Lounge & Dining Room
- Four Bedrooms
- Potential to Extend / Re-Model
- Garage & Driveway Parking
- Large Rear Garden
- Close to Heart of England School





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

PORCH

ENTRANCE HALLWAY

WC

LOUNGE

22' 8" x 12' 8" (6.91m x 3.86m)

DINING ROOM

12' 6" x 12' 6" (3.81m x 3.81m)

BREAKFAST KITCHEN

17' 0" x 16' 4" (5.18m x 4.98m)

UTILITY ROOM

7' 9" x 6' 7" (2.36m x 2.01m)

FIRST FLOOR

BEDROOM ONE

14' 7" x 10' 4" (4.45m x 3.15m)

BEDROOM TWO

14' 5" x 11' 6" (4.39m x 3.51m)

BEDROOM THREE

12' 0" x 9' 2" (3.66m x 2.79m)



**BEDROOM FOUR**

8' 2" x 7' 7" (2.49m x 2.31m)

BATHROOM

8' 10" x 8' 2" (2.69m x 2.49m)

OUTSIDE THE PROPERTY**GARAGE**

15' 7" x 8' 0" (4.75m x 2.44m)

TOTAL SQUARE FOOTAGE

157.9 sq.m (1699 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**LONG REAR GARDEN WITH PATIO AREA****ITEMS INCLUDED IN THE SALE**

TBC

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.



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.

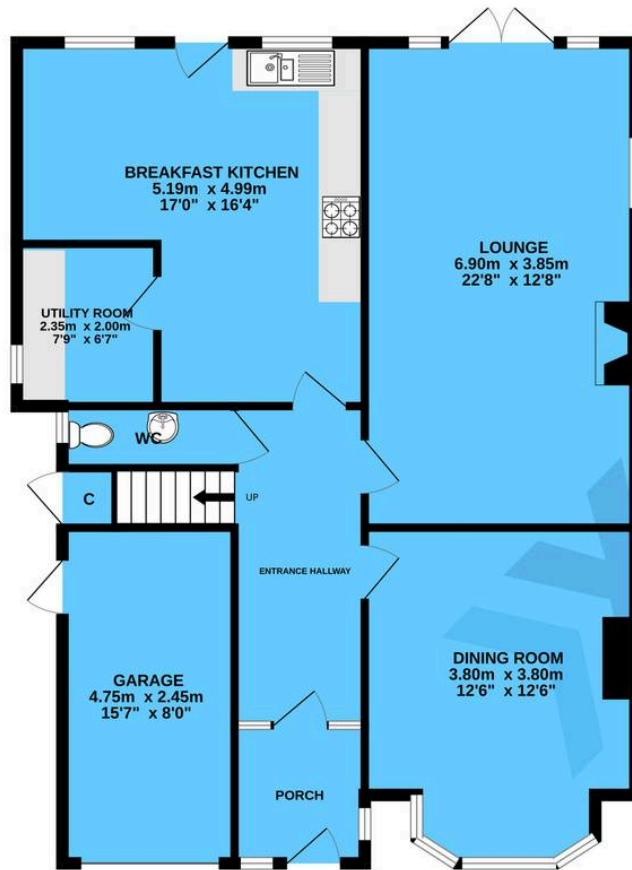
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

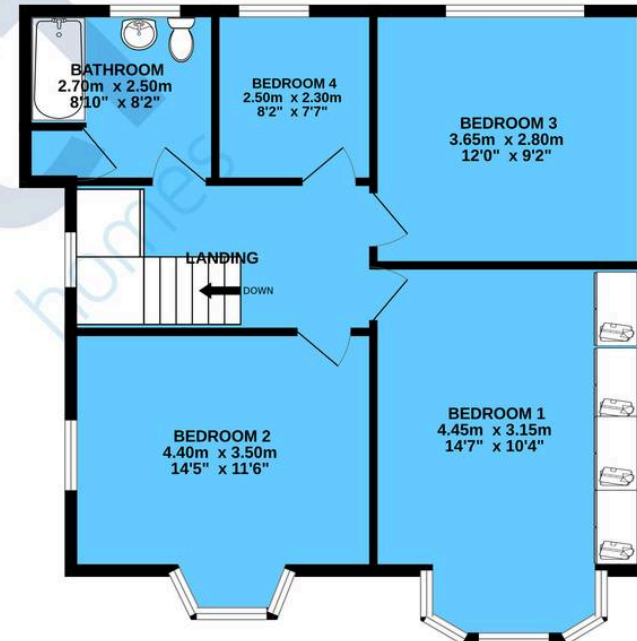
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 157.9 sq.m. (1699 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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