



Turnpike Close, Balsall Common

Guide Price £759,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Located in a quiet cul-de-sac and being a short walk from the village centre is this superbly presented four double bedroom detached house which is available to purchase with no onward chain. Being presented throughout in near show home condition throughout with luxury features such as underfloor heating to the ground floor and in the bathroom / en-suites, a wood burning stove in the sitting room and a private South Westerly facing rear garden which has been professionally landscaped. The property provides approximately 1800sq ft of living accommodation with an additional garden room currently used as a gym, in summary the property comprises of entrance hallway, living room, large open plan breakfast kitchen with dining and seating areas and island unit, two utility rooms, guest cloakroom, four genuine double bedrooms (2 x en-suite) and family bathroom.



Outside the property has driveway parking, a garage/store with integral access a private South Westerly facing rear garden with patio area, raised borders and outdoor kitchen area. There is also a recently constructed fully insulated, with power garden office / leisure building providing additional accommodation for home working or hobbies.

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



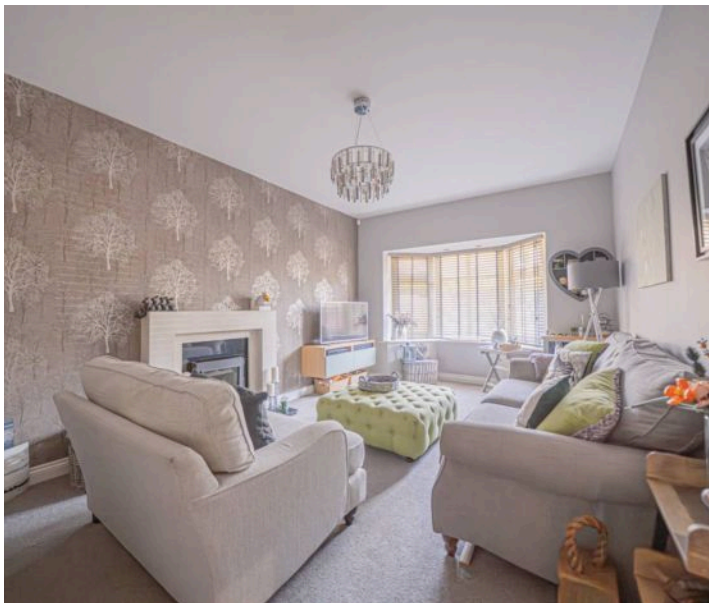
PROPERTY LOCATION

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
- Beautifully Presented Throughout
- No Onward Chain
- Open Plan Breakfast Kitchen
- Underfloor Heating to the Ground Floor, Bathroom & En-Suites
- Two x En-Suite Bedrooms
- Insulated Garden Office / Leisure Building
- Landscaped South Westerly Facing Rear Garden
- Quiet Cul-de-Sac Close to Village Centre





ENTRANCE HALLWAY

WC

LIVING ROOM

18' 1" x 11' 1" (5.51m x 3.38m)

BREAKFAST KITCHEN

25' 3" x 15' 9" (7.70m x 4.80m)

UTILITY ROOM

5' 11" x 5' 4" (1.80m x 1.63m)

UTILITY ROOM TWO

11' 1" x 8' 10" (3.38m x 2.69m)

FIRST FLOOR

BEDROOM ONE

16' 4" x 13' 11" (4.98m x 4.24m)

ENSUITE

7' 10" x 4' 11" (2.39m x 1.50m)

BEDROOM TWO

15' 9" x 13' 1" (4.80m x 3.99m)

ENSUITE

7' 11" x 5' 1" (2.41m x 1.55m)

BEDROOM THREE

12' 1" x 11' 9" (3.68m x 3.58m)

BEDROOM FOUR

11' 5" x 11' 0" (3.48m x 3.35m)

BATHROOM

6' 11" x 6' 7" (2.11m x 2.01m)



OUTSIDE THE PROPERTY

GARAGE/STORE

8' 10" x 6' 11" (2.69m x 2.11m)

TOTAL SQUARE FOOTAGE

169.0 sq.m (1819 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN WITH PATIO AREA

GARDEN/OFFICE

13' 10" x 10' 1" (4.22m x 3.08m)

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, underfloor heating, log burner, garden/office, all carpets, car charging point (fitted 2020) and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

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

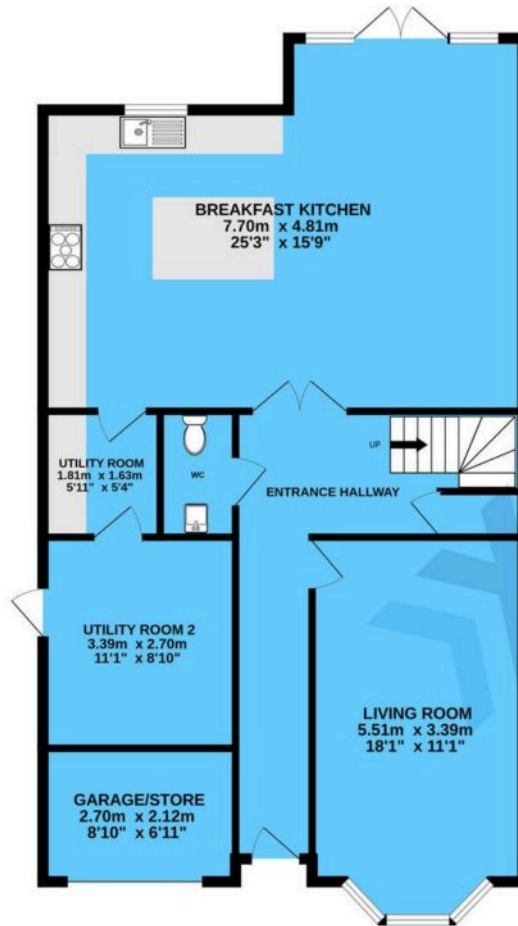
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

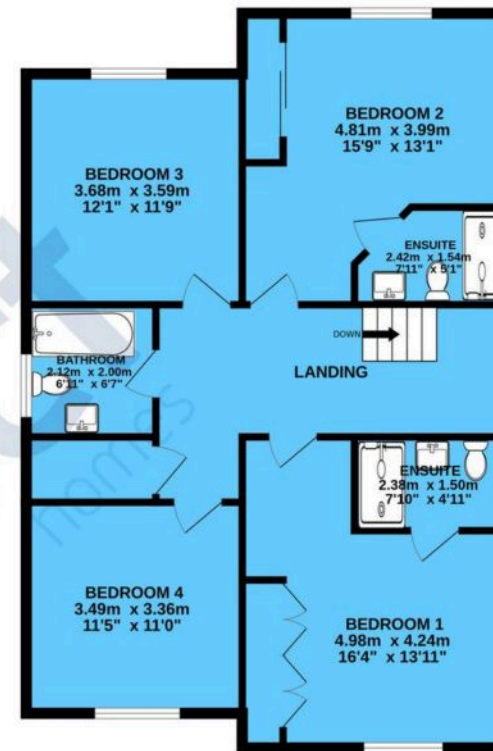
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 169.0 sq.m. (1819 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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