



Balsall Street East, Balsall Common
£985,000

xact
EXCLUSIVE



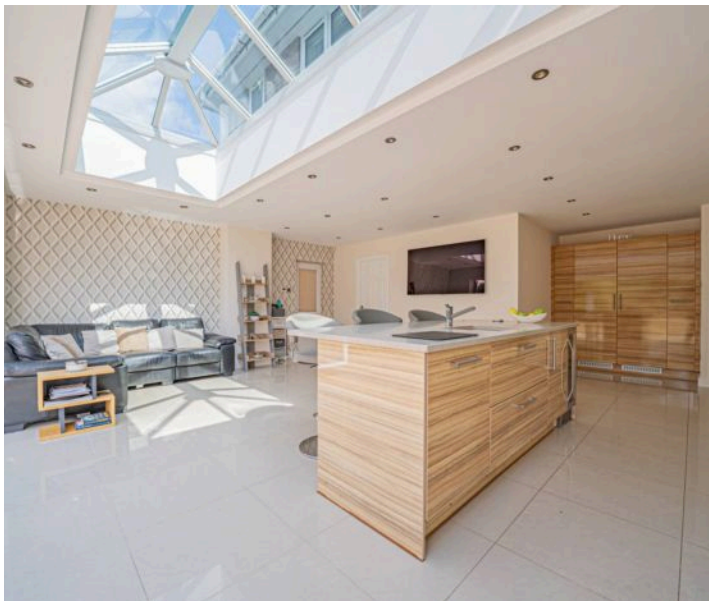


PROPERT OVERIEW

This significantly extended and very well presented five-bedroom detached house which is ideally positioned for access to local schools offers over 2300sq ft of living space and is set back in a slip road behind a wide driveway. Benefitting from a superbly extended breakfast kitchen and recently re-fitted bathroom & en-suite, the property further benefits from a large South facing garden allowing further potential to extend (STPP). In summary the property provides potential purchasers with; entrance hallway, stunning breakfast kitchen with bi-fold doors overlooking the rear garden, downstairs WC, living room with French doors to the rear garden, dining room / study, five bedrooms (2 x en-suite) and a family bathroom.

Outside there is a large driveway providing ample space for several vehicles, a single garage and a large private South facing rear garden with landscaped patio and ornamental pond.

Viewing is highly recommended to fully appreciate the size and quality of this outstanding family home and is strictly by appointment with Xact 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: G

Tenure: Freehold

- Five Bedroom Detached House
- Well Presented Throughout
- Extended Breakfast Kitchen
- Living Room & Dining Room/Study
- Two x En-Suite Bedrooms
- Large South Facing Garden
- Garage & Driveway Parking
- Ideally Positioned for Access to Local Schools



PORCH

ENTRANCE HALLWAY

WC

5' 9" x 3' 11" (1.75m x 1.19m)

LIVING ROOM

24' 10" x 11' 11" (7.57m x 3.63m)

DINING ROOM/STUDY

11' 10" x 9' 11" (3.61m x 3.02m)

BREAKFAST KITCHEN

22' 10" x 22' 7" (6.96m x 6.88m)

INTEGRAL GARAGE



FIRST FLOOR

BEDROOM ONE

23' 6" x 12' 0" (7.16m x 3.66m)

ENSUITE

9' 8" x 4' 10" (2.95m x 1.47m)

BEDROOM TWO

14' 5" x 11' 10" (4.39m x 3.61m)

ENSUITE

5' 11" x 5' 10" (1.80m x 1.78m)

BEDROOM THREE

11' 6" x 10' 0" (3.51m x 3.05m)

BEDROOM FOUR

11' 11" x 9' 11" (3.63m x 3.02m)

BEDROOM FIVE

10' 0" x 7' 2" (3.05m x 2.18m)

BATHROOM

8' 1" x 6' 11" (2.46m x 2.11m)

TOTAL SQUARE FOOTAGE

216.0 sq.m (2325 sq.ft) approx.

OUTSIDE THE PROPERTY

LARGE DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE GARDEN WITH PATIO & POND



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, underfloor heating, garden shed, all carpets, some curtains, blinds and light fittings, CCTV, two sun awnings, pond filter, pond and fitted wardrobes in three bedrooms.

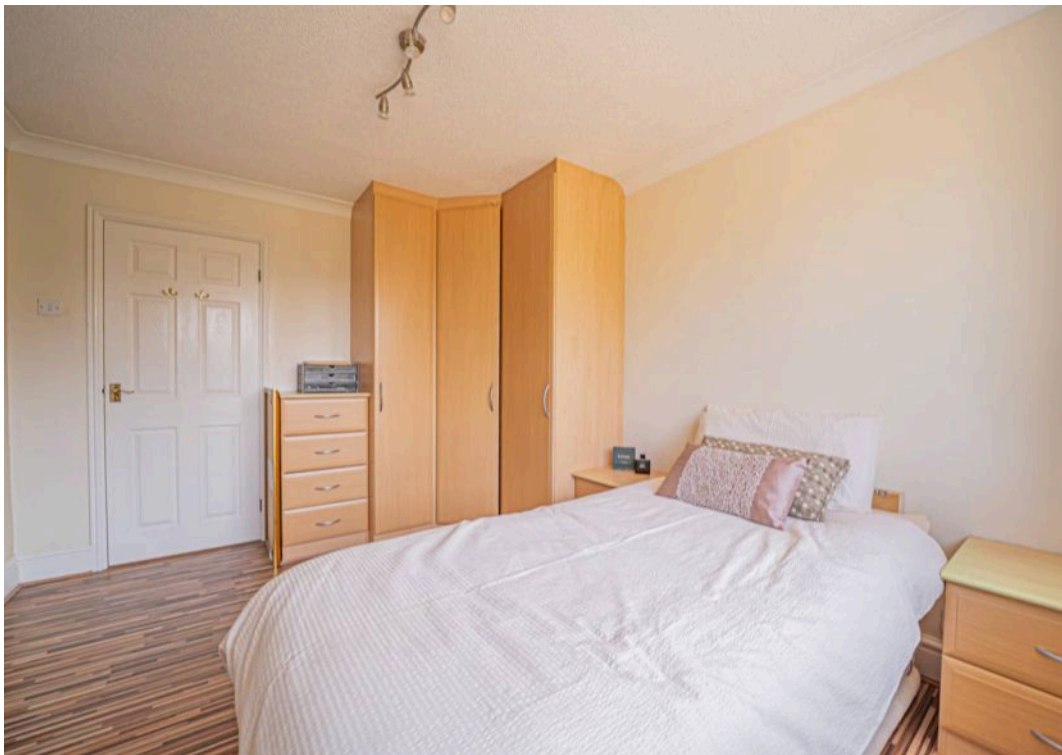
ADDITIONAL INFORMATION

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

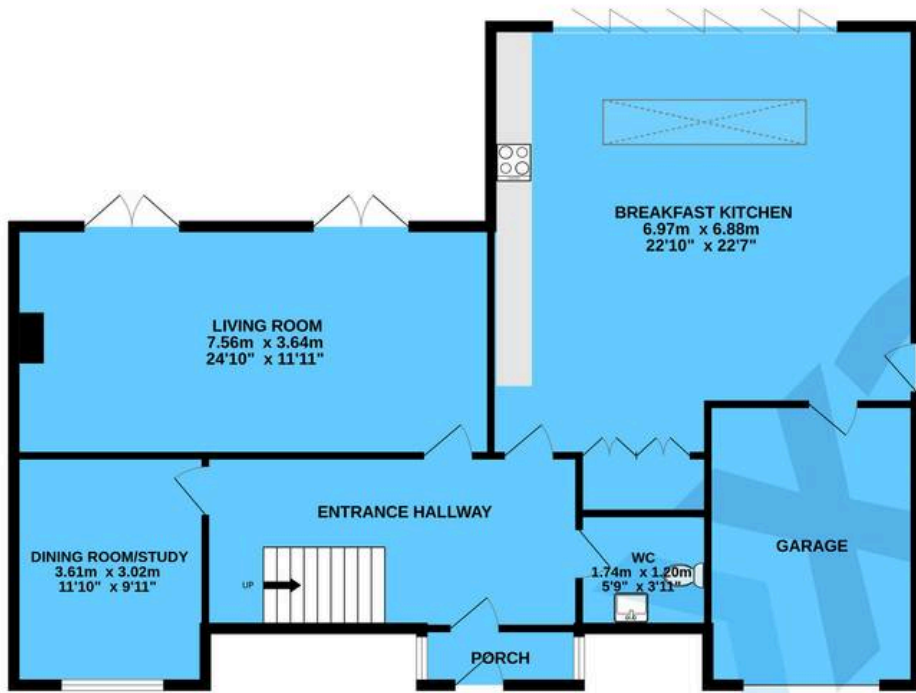
INFORMATION FOR POTENTIAL BUYERS

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.

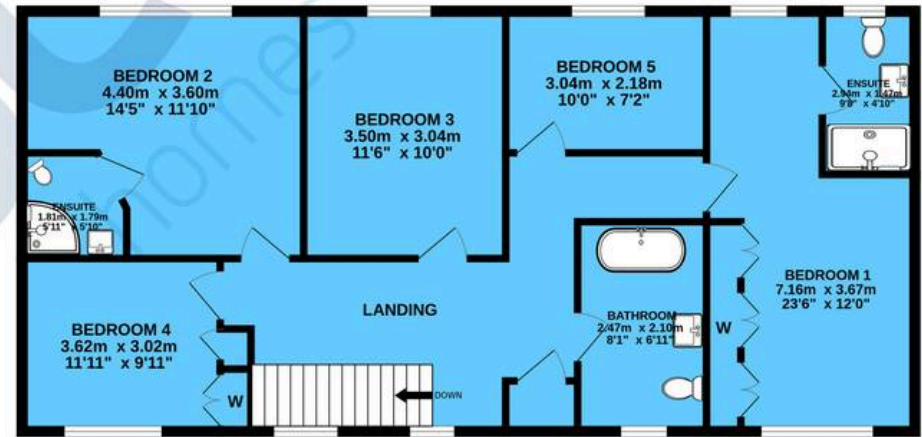




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 216.0 sq.m. (2325 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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