



Runnymede Drive, Balsall Common

Offers in Region of **£520,000**





PROPERTY OVERVIEW

This three bedroom semi detached bungalow has been completely remodelled and now provides a ready to move into home in a quiet cul-de-sac location. Benefiting from recently replaced central heating boiler, new roof, UPVC windows, upgraded electrics and a recently fitted kitchen and bathroom the property offers the rare opportunity to move into a bungalow with no maintenance or renovation work required. Being immaculately presented throughout the property provides potential buyers with; enclosed porch, reception hallway with parquet flooring, breakfast kitchen, lounge with wood burning stove overlooking the rear garden, large conservatory, study, three bedrooms, two bathrooms (one ensuite), off road parking for two cars, South facing rear garden with storage shed. Internal inspection is recommended to appreciate this exceptional bungalow.



- Three Bedroom Bungalow
- Beautifully Presented Throughout
- Completely Remodelled
- Breakfast Kitchen
- Two Bathrooms One Ensuite
- Large Conservatory
- South Facing Rear Garden



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: D

Tenure: Freehold

PORCH

HALL

LOUNGE

18' 1" x 17' 3" (5.50m x 5.25m)

CONSERVATORY

16' 1" x 9' 8" (4.90m x 2.95m)

STUDY

11' 10" x 6' 11" (3.60m x 2.10m)

BREAKFAST KITCHEN

BEDROOM ONE

12' 0" x 12' 0" (3.65m x 3.65m)

JACK N JILL BATHROOM

8' 6" x 7' 5" (2.60m x 2.25m)

BEDROOM TWO

15' 1" x 7' 10" (4.60m x 2.40m)

BEDROOM THREE

ENSUITE

WC





OUTSIDE THE PROPERTY

OFF ROAD PARKING

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, all carpets, some curtains and some light fittings and CCTV.

ADDITIONAL INFORMATION

Services: Water meter, mains gas, electricity and sewers. Broadband: Fibre optic. Loft Space: Part boarded with ladder and lighting.

INFORMATION FOR POTENTIAL BUYERS

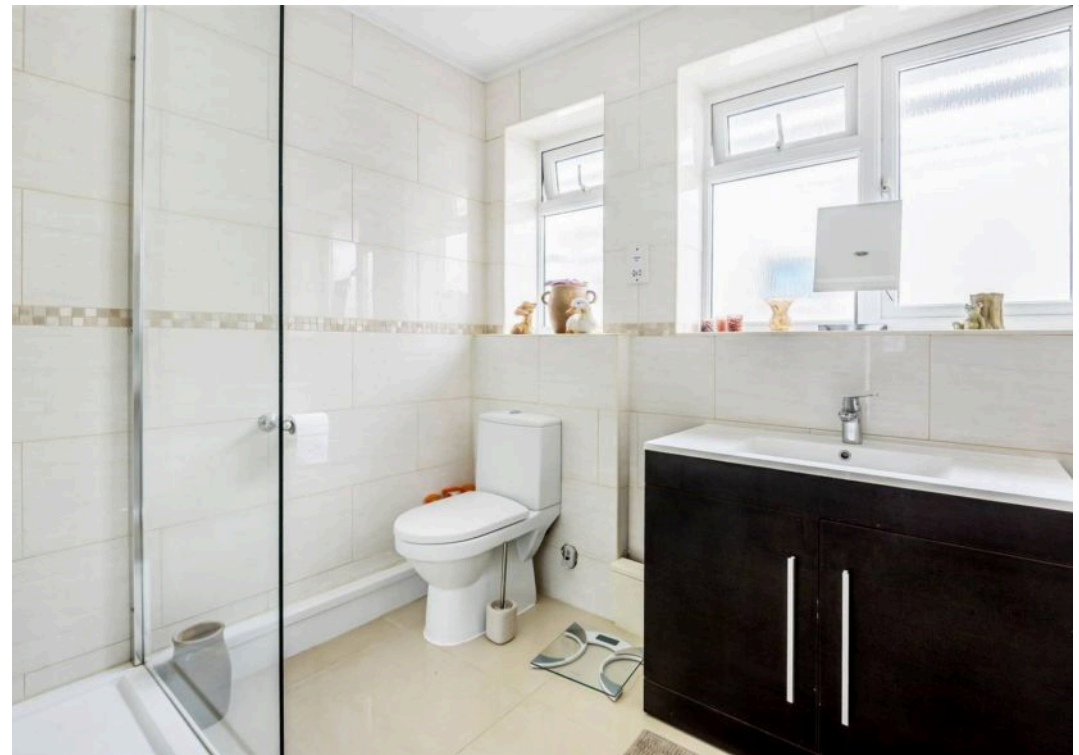
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

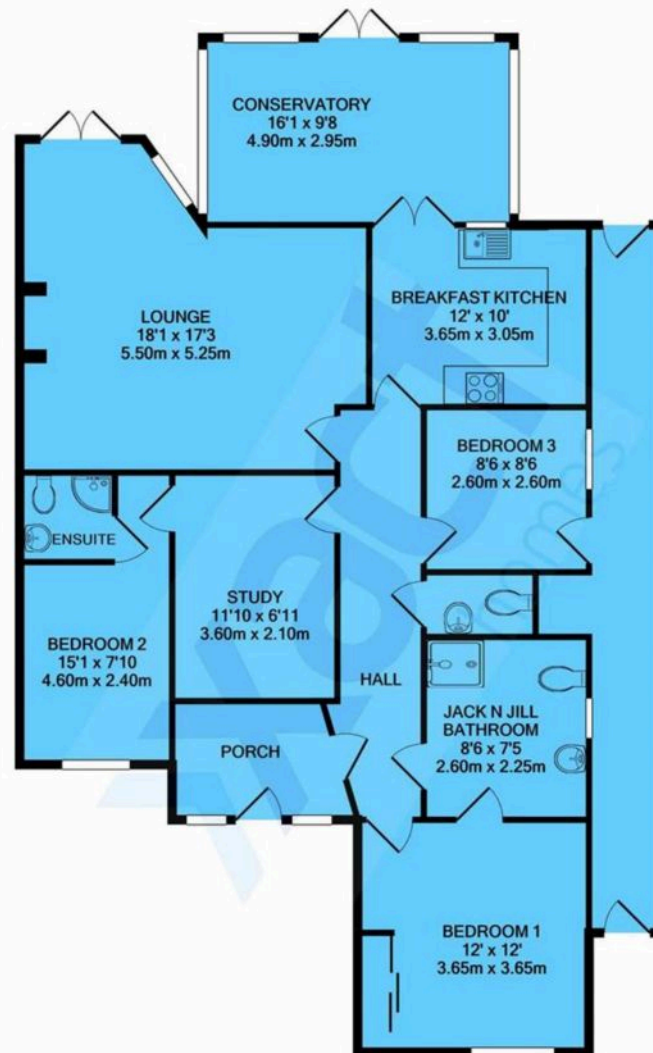
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.





TOTAL APPROX. FLOOR AREA 1352 SQ.FT. (125.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

170 Station Road, Balsall Common – CV7 7FD

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

