



Grovefield Crescent, Balsall Common  
£850,000





## PROPERTY OVERVIEW

Set on a private corner plot this significantly extended five-bedroom detached property is finished to an exceptionally high standard and benefits from being located within walking distance to Berkswell station and Lavender Hall park. To the ground floor the imposing hallway boasts an impressive oak staircase and flooring and the Bontempi Italian kitchen has been fully refitted offering Siemens appliances throughout. With three reception rooms including a stunning living room with feature fireplace and bi fold doors the property offers superb living accommodation. The spacious gallery landing is a particular feature of the property and offers access through French doors to the balcony. In summary the property provides potential purchasers with:- canopy porch, entrance hallway, guest cloakroom, study, living room, dining room, conservatory with insulated warm roof, breakfast kitchen, utility room, five bedrooms of which two are ensuite and a family bathroom. The property also benefits from the recent installation of a solar panels with accompanying battery storage and a newly fitted central heating boiler.

Outside there is driveway parking for multiple vehicles, a double garage with integral access and a private landscaped rear garden with paved patio area.

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: G

Tenure: Freehold

- Extended Five Bedroom Detached House
- Maintained & Presented to a Very High Standard
- Imposing Hallway with Oak Staircase & Flooring
- Bontempi Italian Fully Breakfast Fitted Kitchen with Siemens Appliances
- Living Room with Feature Fire Place & Bi Fold Doors
- Porcelanosa Suites & Tiling to All Bathrooms
- Conservatory with Insulated Warm Roof
- Ideally Positioned for Access to Berkswell Train Station & Village Centre
- Solar Panels with Battery Storage



**CANOPY PORCH**

**ENTRANCE HALLWAY**

**WC**

**LIVING ROOM**

20' 0" x 17' 9" (6.10m x 5.41m)

**STUDY**

20' 0" x 6' 6" (6.10m x 1.98m)

**DINING ROOM**

10' 6" x 10' 4" (3.20m x 3.15m)

**CONSERVATORY**

15' 1" x 12' 6" (4.60m x 3.81m)

**BREAKFAST KITCHEN**

15' 1" x 12' 6" (4.60m x 3.81m)

**UTILITY ROOM**

15' 5" x 6' 1" (4.70m x 1.85m)

**INTEGRAL DOUBLE GARAGE**

17' 1" x 13' 1" (5.21m x 3.99m)

**FIRST FLOOR**

**BALCONY**

**PRINCIPAL BEDROOM**

16' 11" x 11' 6" (5.16m x 3.51m)

**ENSUITE**

7' 1" x 6' 7" (2.16m x 2.01m)



**BEDROOM TWO**

12' 0" x 10' 2" (3.66m x 3.10m)

**ENSUITE**

6' 3" x 5' 3" (1.91m x 1.60m)

**BEDROOM THREE**

13' 11" x 10' 2" (4.24m x 3.10m)

**BEDROOM FOUR**

13' 1" x 9' 0" (3.99m x 2.74m)

**BEDROOM FIVE**

12' 0" x 9' 6" (3.66m x 2.90m)

**BATHROOM**

9' 6" x 6' 5" (2.90m x 1.96m)

**TOTAL SQUARE FOOTAGE**

238.0 sq.m (2562 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**PRIVATE LANDSCAPED GARDEN**



#### ITEMS INCLUDED IN THE SALE

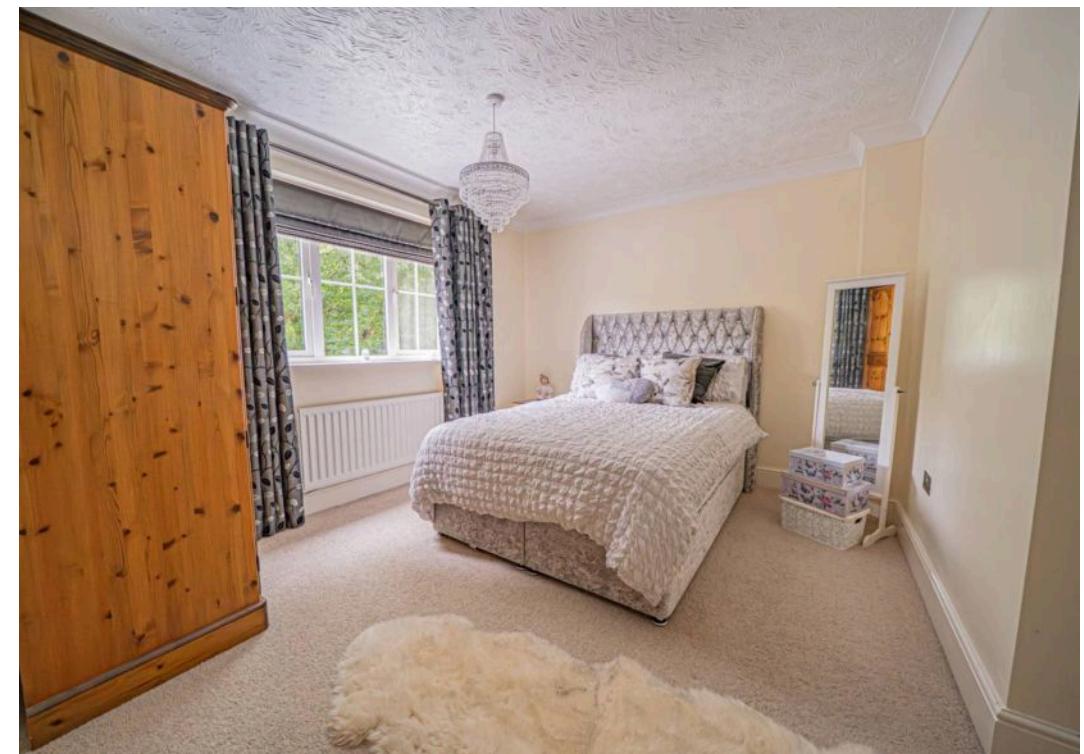
Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens microwave, fridge/freezer, dishwasher, solar panels, garden shed, electric garage door, some curtains, all blinds and fitted wardrobes in two bedrooms.

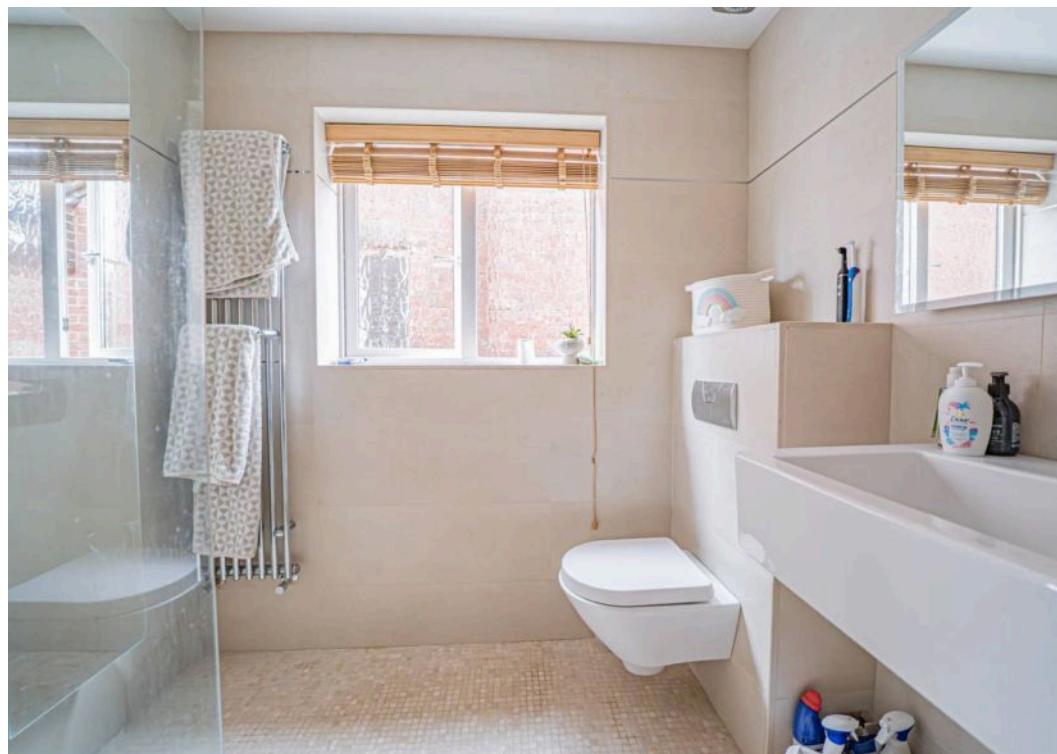
#### ADDITIONAL INFORMATION

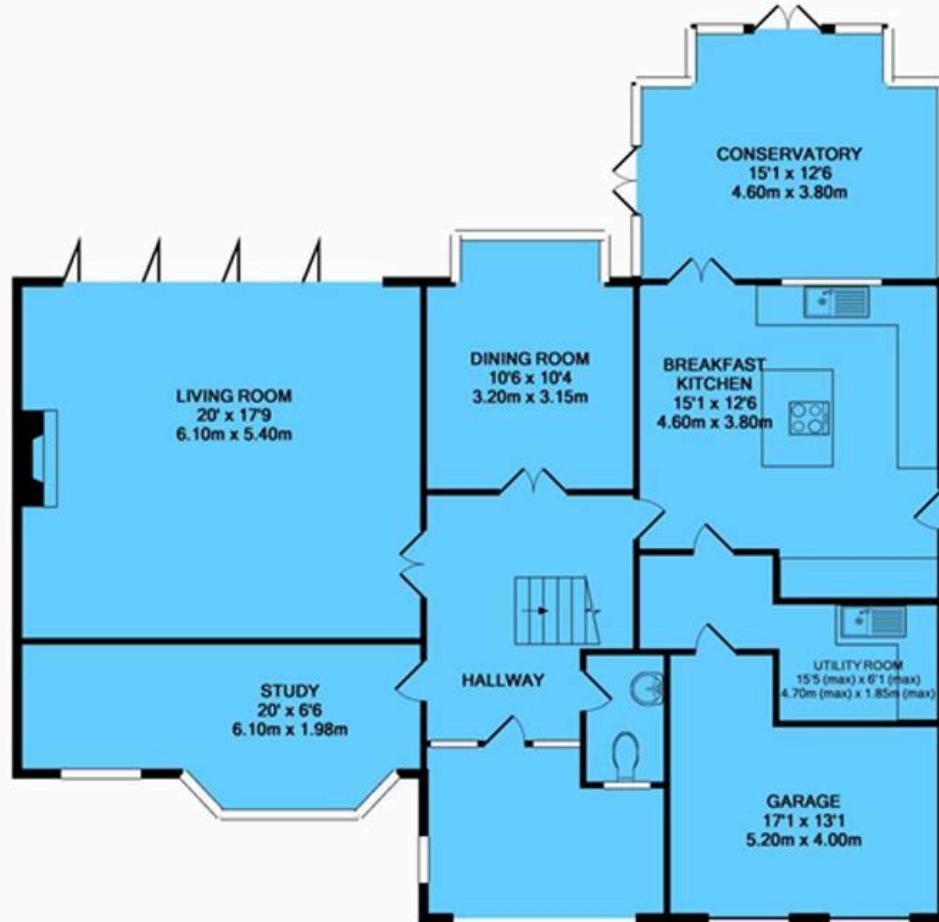
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

#### 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.







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.  
Made with Metropix ©2018

**Xact Homes**

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • [balsallcommon@xacthomes.co.uk](mailto:balsallcommon@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

