

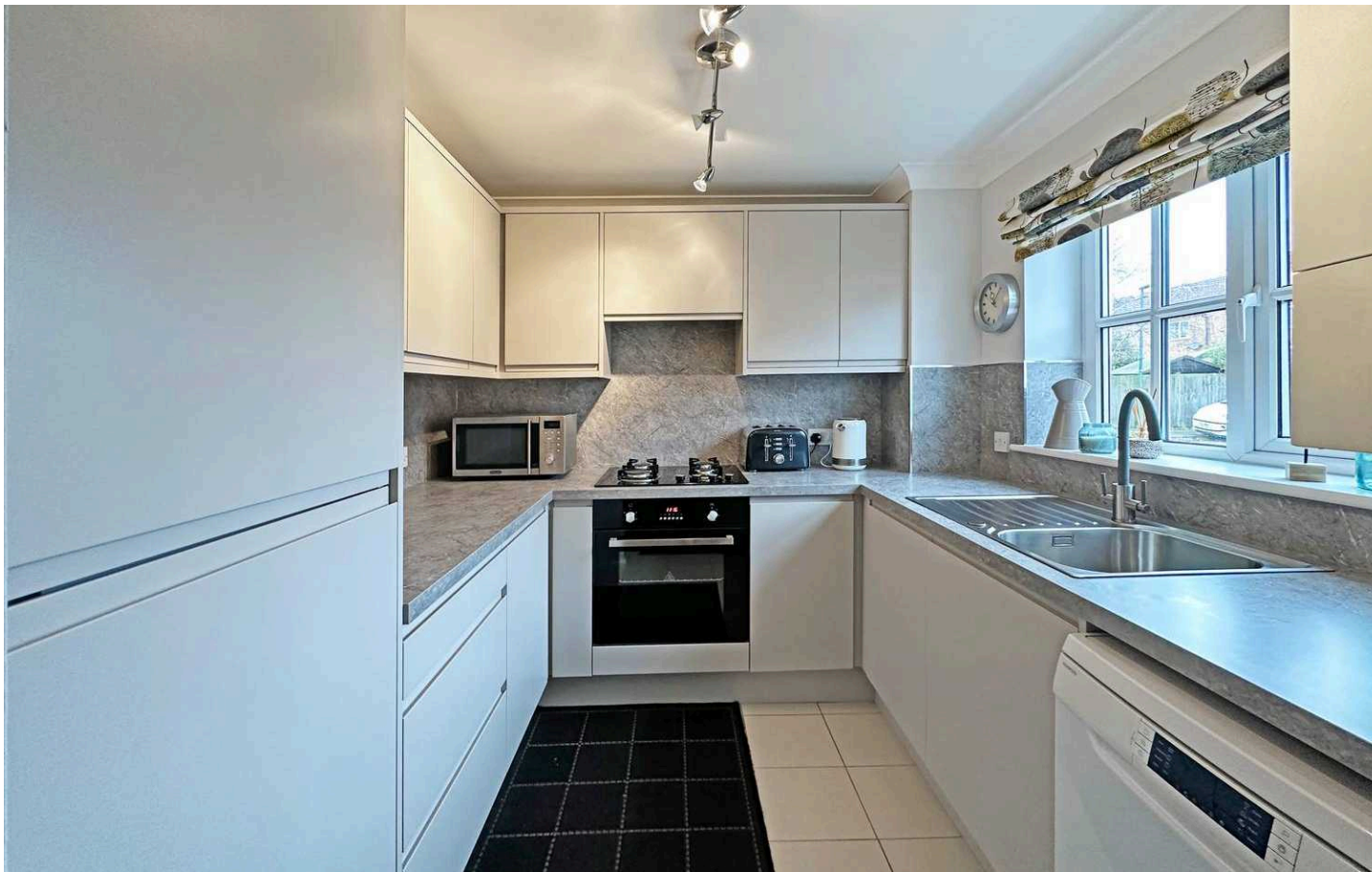


Gorton Croft, Balsall Common

£350,000







#### PROPERTY OVERVIEW

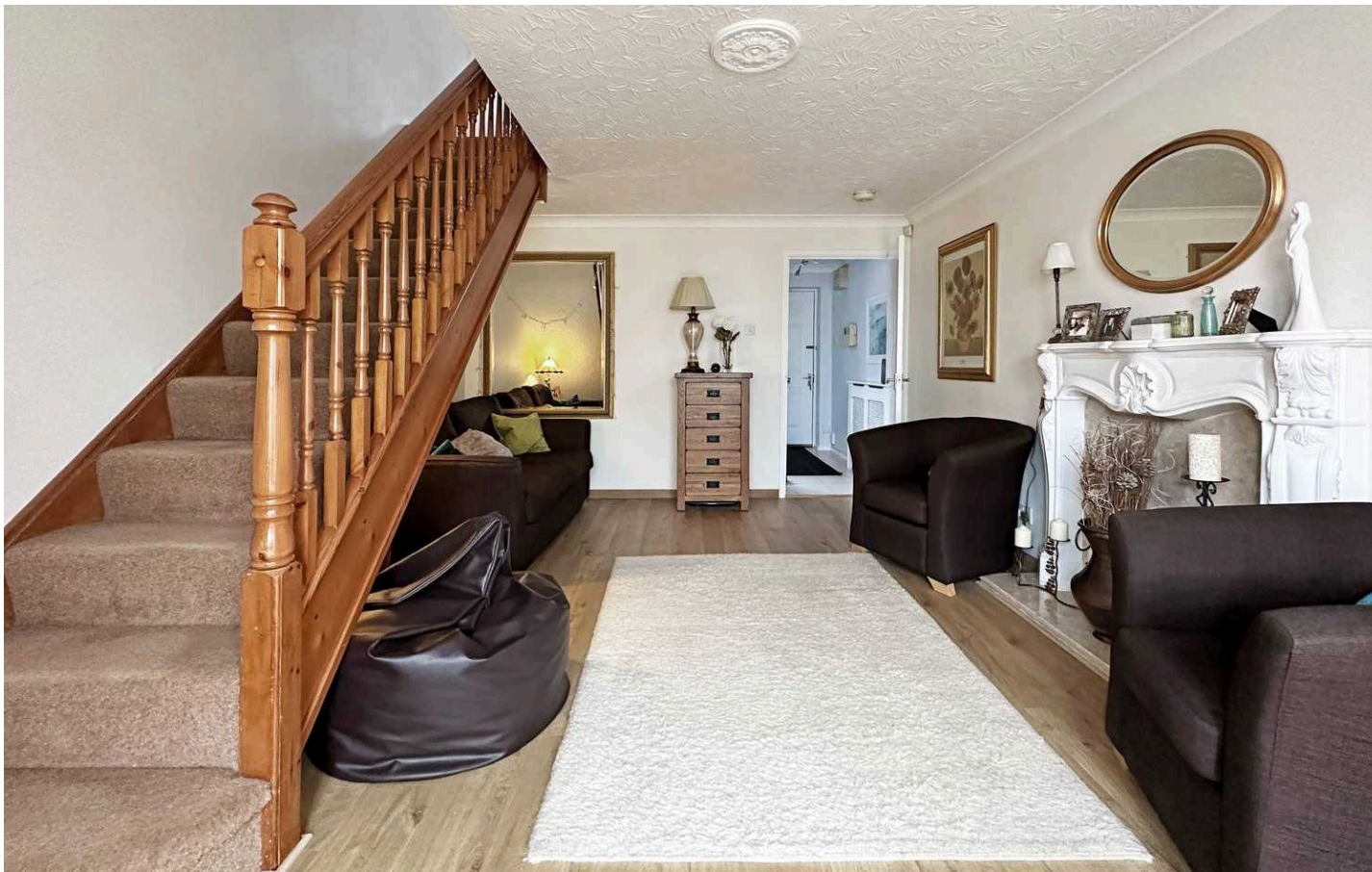
Situated in a quiet cul-de-sac and within walking distance of the village centre is this extended three bedroom semi-detached property which is available to purchase with no onward chain. Being very well presented throughout and having the benefit of a recently fitted kitchen with integrated appliances, the property is being sold to include carpets, curtains, blinds & light fittings providing a ready to move into home for potential purchasers. In summary the property provides:- canopy porch, entrance hallway, modern fitted kitchen, large living room, conservatory (with radiator), three double bedrooms (1 x en-suite) and a family bathroom.

Outside the property benefits from driveway parking, a single garage (with plumbing for washing machine) and a pleasant low maintenance South facing rear garden.

Viewing is by appointment only with Xact Homes 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 center 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: C

Tenure: Freehold

- Modern Fitted Kitchen with Integrated Appliances
- No Onward Chain
- En-Suite Principal Bedroom
- Living Room & Conservatory
- Driveway Parking & Single Garage
- South Facing Rear Garden







## ENTRANCE HALL

## KITCHEN

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

## LIVING ROOM

16' 9" x 11' 9" (5.11m x 3.58m)

## CONSERVATORY

9' 10" x 9' 10" (3.00m x 3.00m)

## FIRST FLOOR

## PRINCIPAL BEDROOM

11' 2" x 7' 9" (3.40m x 2.36m)

## ENSUITE

## BEDROOM TWO

9' 8" x 8' 8" (2.95m x 2.64m)

## BEDROOM THREE

10' 9" x 6' 9" (3.28m x 2.06m)

## BATHROOM

## TOTAL SQUARE FOOTAGE

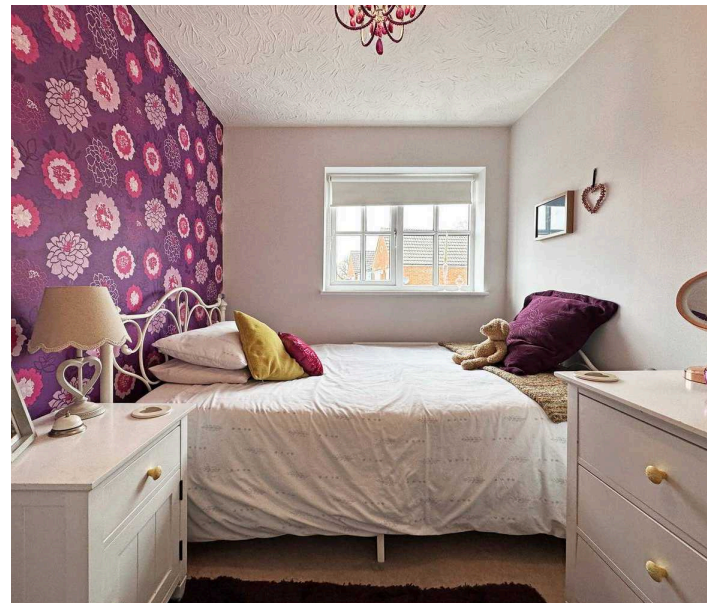
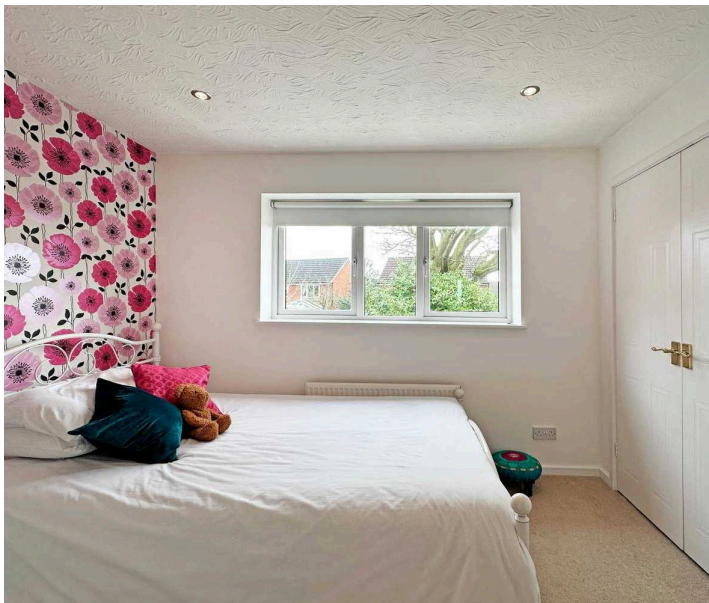
67 sq.m (721 sq.ft) approx.

## OUTSIDE THE PROPERTY

## GARAGE

22' 0" x 12' 0" (6.71m x 3.66m)

## GARDEN







#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, curtains, blinds and light fittings, fitted wardrobes in three bedrooms and garden shed.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Virgin - fibre optic. Loft space - 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.

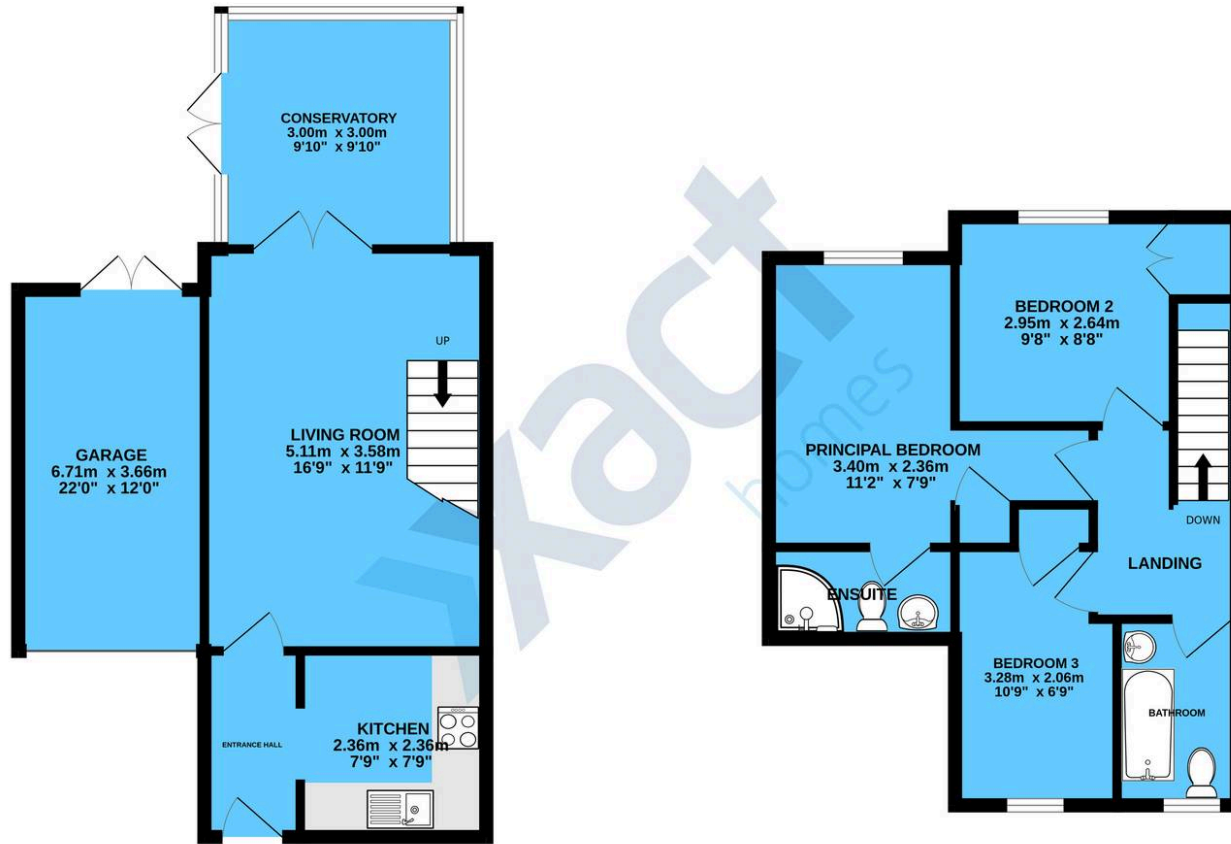






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 67.0 sq.m. (721 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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