



3 Dockers Close

Offers in Excess of £695,000



**Love
Property Co.**

3 Dockers Close

Balsall Common, CV7 7EH

Tenure - Freehold
EPC Rating - D
Council Tax Band - F

Beautiful and attractive detached three double bedroom property located in a quiet desirable cul-de-sac in Balsall Common.

PROPERTY OVERVIEW

This beautiful rare to market larger than average 1700 sq.ft three double bedroom detached property located in a quiet desirable cul-de-sac midway between the village centre and Berkswell train station. Opportunity to purchase with no onward chain, the property offers some potential for modernisation and refurbishment and provides potential purchasers with: - enclosed porch, entrance Inner hallway, downstairs WC, living room, dining room, kitchen, utility/laundry room, conservatory, three double bedrooms and a large family bathroom (shower room). To the rear there is a private well mature garden, and to the front there is off road parking for multiple vehicles, a separate covered car port and a single garage with storeroom.

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.

EPC Rating: D



Porch
7' 9" X 4' 2" (2.35m X 1.27m)

Inner Hallway
13' x 4' 10" (3.95m x 1.47m)

WC (Ground floor)
4' 11" x 4' 2" (1.49m x 1.27m)

Lounge
14' 4" x 15' 11" (4.38m x 4.84m)

Dining Room
12' 6" x 9' 11" (3.73m x 3.73m)

Conservatory
8' 6" x 9' 11" (2.58m x 3.03m)

Kitchen
12' 3" x 12' 3" (3.73m x 3.73m)

Utility/Washroom
10' 10" x 7' 2" (3.30m x 2.19m)

Bedroom One
14'4" x 12 '5" (4.38m x 3.78m)

En- Suite
8' 6" x 9' 6" (2.60m x 2.89m)

Bedroom Two
12 '6" x 12 '5" (3.81m x 3.78m)

Bedroom Three
10' x 12' 10" (3.05m x 3.90m)

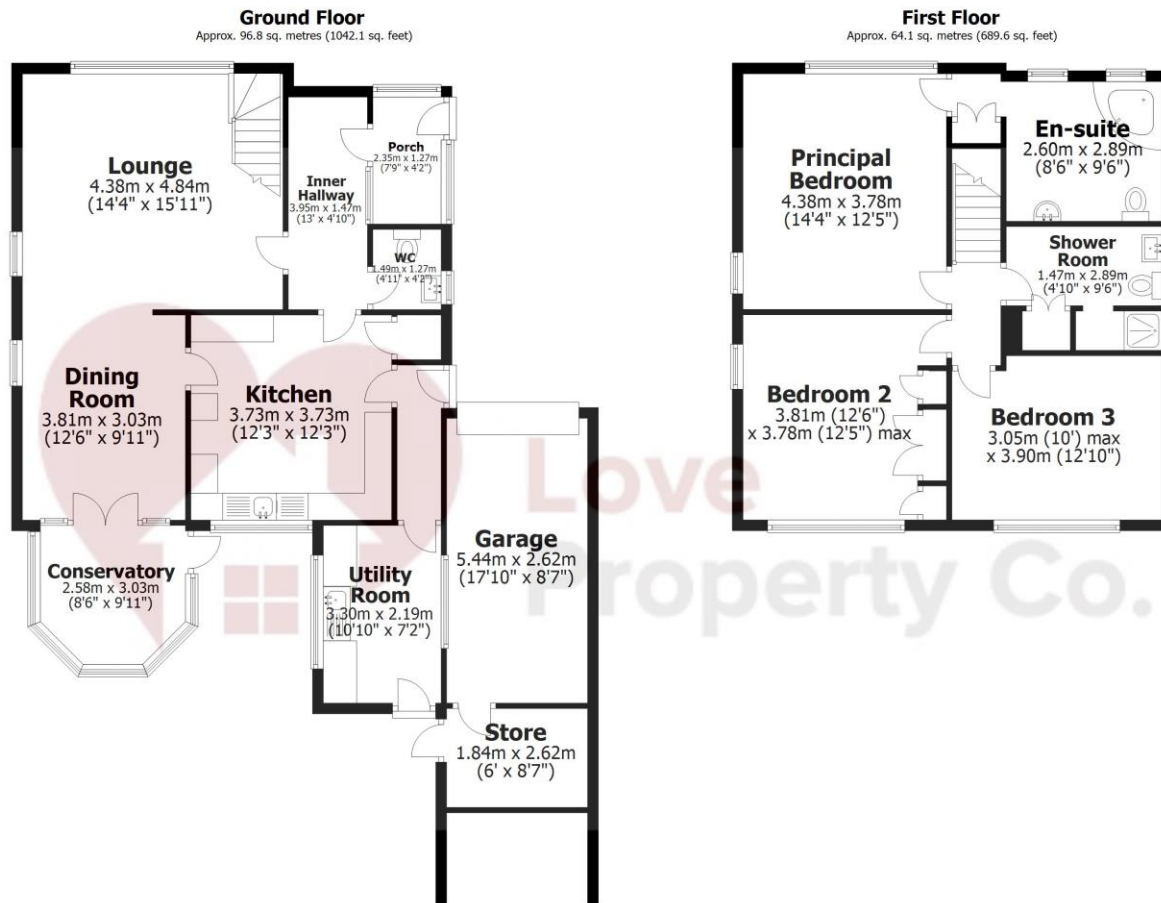
Family Bathroom/Shower room
4' 10" x 9' 6" (1.47m x 2.89m)

Garage
17' 10" x 8' 7" (5.44m x 2.62m)

Storeroom
6' x 8' 7" (1.84m x 2.62m)

Total Square Footage
1731.7 sq. feet (160.9 sq. metres) approx.





Total area: approx. 160.9 sq. metres (1731.7 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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