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34 Whitnash Close, Balsall Common, CV7 7PR

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Asking Price £315,000

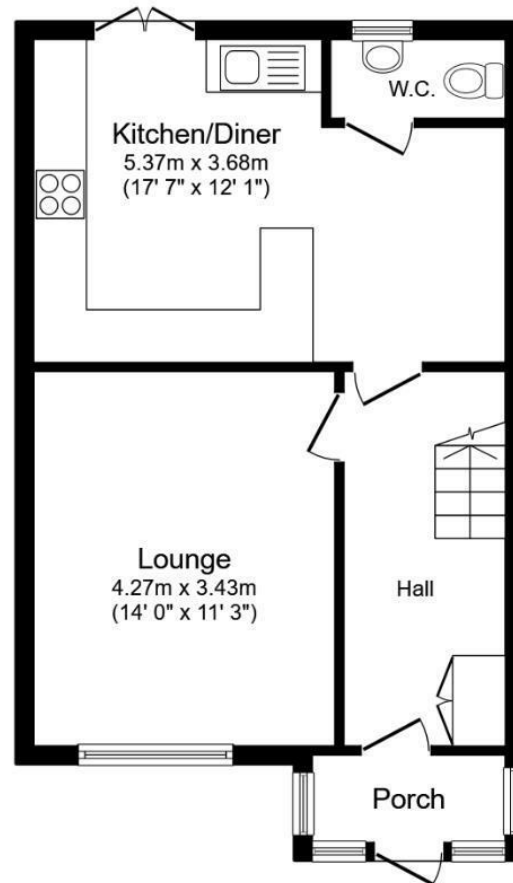
Nestled in the tranquil cul-de-sac of Whitnash Close, Balsall Common, this well-presented end terrace house offers a delightful blend of comfort and convenience. The property boasts three bedrooms and family bathroom making it an ideal home for families.

Upon entering, you are welcomed into a bright reception room that sets the tone for the rest of the home. The kitchen diner provides a perfect space for family meals and entertaining guests. Additionally, the property includes a utility/office, catering to the needs of modern living.

Outside, there is a low-maintenance garden with garden shed. Off-road parking is also available, adding to the convenience of this charming residence.

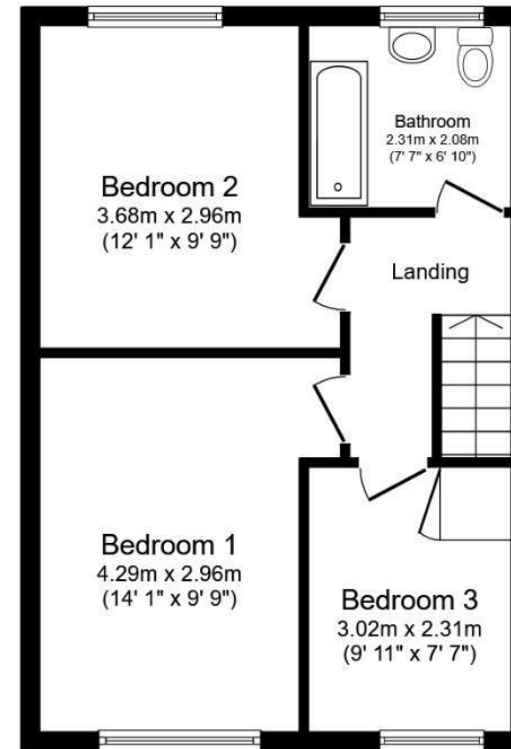
Built in 1975, this home combines classic design with contemporary living, making it a wonderful choice for those looking to settle in a peaceful community. With its desirable location and thoughtful layout, this property is not to be missed. Whether you are a first-time buyer or looking to relocate, this end terrace house in Balsall Common presents an excellent opportunity to create lasting memories in a welcoming environment.

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Ground Floor

Floor area 45.6 sq.m. (491 sq.ft.)

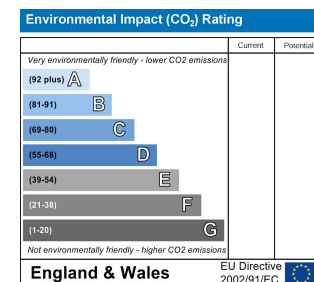
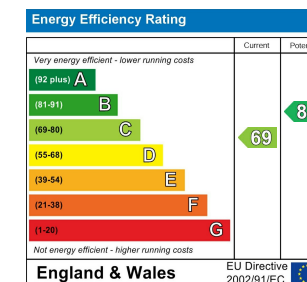


First Floor

Floor area 43.2 sq.m. (465 sq.ft.)

Total floor area: 88.9 sq.m. (957 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



LOCATION

Located in a well established village, a rural setting within easy access of Solihull, Coventry and Birmingham, providing good access to road and rail links, and Birmingham Airport a short distance away. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a wide variety of shops, restaurants and independent Cafes, as well as a Doctors, Vets, Pharmacy and Hairdresser/Barber stores.

BRIEF DESCRIPTION

Well Presented End Terraced in Desirable Location - Three Bedrooms - Family Home - Kitchen Diner - Downstairs WC - Utility/Office - Off Road Parking - Peaceful Setting - Low Maintenance Rear Garden - Modern Throughout - No Onward Chain.

ON THE GROUND FLOOR

PORCH

Having double glazing and UPVC door leading to the

ENTRANCE HALLWAY

Having useful storage cupboard, fuse board, central heating radiator wood effect flooring and ceiling light point. Staircase leads up to the first floor.

LOUNGE (front)

14'0" x 11'3"
Having double glazed window to front elevation, feature fireplace with electric fire, central heating radiator, coving to ceiling and wood effect flooring.

KITCHEN/DINER (rear)

17'7" x 12'0"
Having a range of wall and base units in white with wood effect work surfaces incorporating stainless steel sink unit. The water meter is located under the sink. Also, Range cooker, integrated wine cooler, patio doors to the rear garden and space for dining table and chairs.

DOWNSTAIRS WC (rear)

Having frosted double glazed window to rear, wash hand basin, WC and central heating radiator. Also housing the gas-fired central heating Vaillant boiler.

UTILITY/OFFICE

Accessible externally via the rear garden. Converted coal shed/outbuilding creating additional space. Having work surface incorporating stainless steel sink unit with mixer tap, cupboard below, space and plumbing for washing machine, space for dishwasher and ceiling spotlights. Currently used as an office space.

FIRST FLOOR LANDING

Stairs from the hallway lead up to the first floor landing having access to the LOFT which is boarded and has electric light.

Leading off the landing are THREE GOOD BEDROOMS AND FAMILY BATHROOM

BEDROOM ONE (front)

14'0" x 9'8"
Having double glazed window to front elevation and central heating radiator.

BEDROOM TWO (rear)

12'0" x 9'8"
Having double glazed window to rear elevation, central heating radiator and ceiling light point.

BEDROOM THREE (front)

9'10" x 7'6"
Having built-in store cupboard, double glazed window to front elevation and central heating radiator.

FAMILY BATHROOM (rear)

7'6" x 6'9"
Being fully tiled and having P-shaped bath with electric shower over, wash hand basin, close coupled WC. Also, heated towel rail, central heating radiator and double glazed opaque window to rear.

OUTSIDE

REAR GARDEN

Having paved patio, formal lawn, raised borders and timber garden shed.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band C.

SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Energy Efficiency Rating

	Current	Potential
<div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>	<div>69</div>	<div>82</div>
<div>These particulars are intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or error can be accepted and they do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.</div> <div>EU Directive 2002/91/EC</div> <div>England & Wales</div>		









