



43 Dengate Drive, Balsall Common

Offers in Region of **£195,000**



43 Dengate Drive

Balsall Common, Coventry

PROPERTY IN BRIEF

Ginger are delighted to offer this one bedroom house located on the popular Dengate Drive within the Grange estate. The property has recently been freshened up to include a full paint throughout, new carpets and flooring, whilst offering a modern kitchen, spacious living room, useful storage, with a good sized bedroom and bathroom having both bath and shower over on the first floor. The property is perfect for a first time buyer, downsize or investor, in particular with its location makes this an affordable purchase within a popular village. Also, being a house, then it carries no service charges or ground rent being a Freehold property that we offer for sale. In addition, the property benefits from no upward chain.

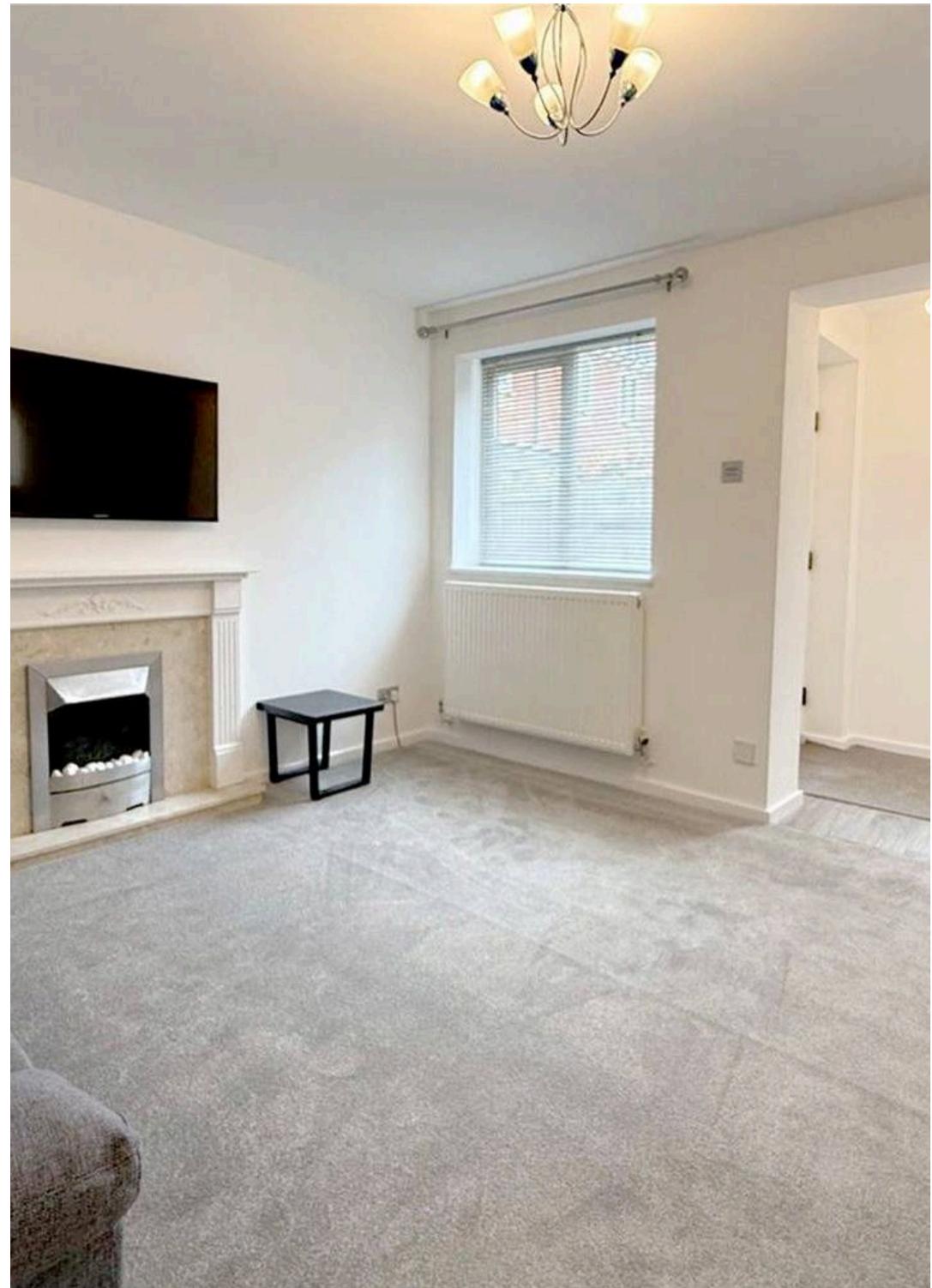
APPROACH

The Property is located in the popular Grange Estate, being convenient to the village centre, amenities, shops parks and of course the village schools.

- One bedroom semi-detached house
- Freehold - (no service charges or ground rent)
- Re-decorated throughout with a new carpets and flooring
- Modern white gloss kitchen with integrated appliances
- Spacious living room with feature fireplace
- Generous sized bedroom with fitted wardrobes and additional storage
- Bathroom having bath with electric shower over
- Driveway to front
- Private rear patio garden
- No upward chain

LIVING ACCOMMODATION

Welcoming inside. First of all, as you step through the front door the hallway has the benefit of a window to the side elevation, and a useful store cupboard which is perfect for the vacuum and the ironing board as well as hiding away coats and shoes. The living room is a great size, neutrally presented being treated to a fresh lick of paint and new carpets, offering a good floor space easily accommodating your sofas, media centre and perhaps a small breakfast table as well. There's a feature electric fireplace with pebble- effect fire, and the ideal wall set above for a wall- mounted television. The living room has a window to the rear elevation, as well as a large radiator, is neutrally presented with stairs rising to the bedroom and bathroom. Leading off from the living room is the kitchen. A white hi-gloss suite being modern with good wall and base units for storage, with a contrasting work-surface, splash-back tiling around the work-surface areas, as well as having a built-in single oven with grill, a four-ring gas Bosch hob, and an extractor above. There's a sink and drainer close to the window, and provisions and plumbing for a washing machine as well as good under-counter storage for additional fridge and freezer.



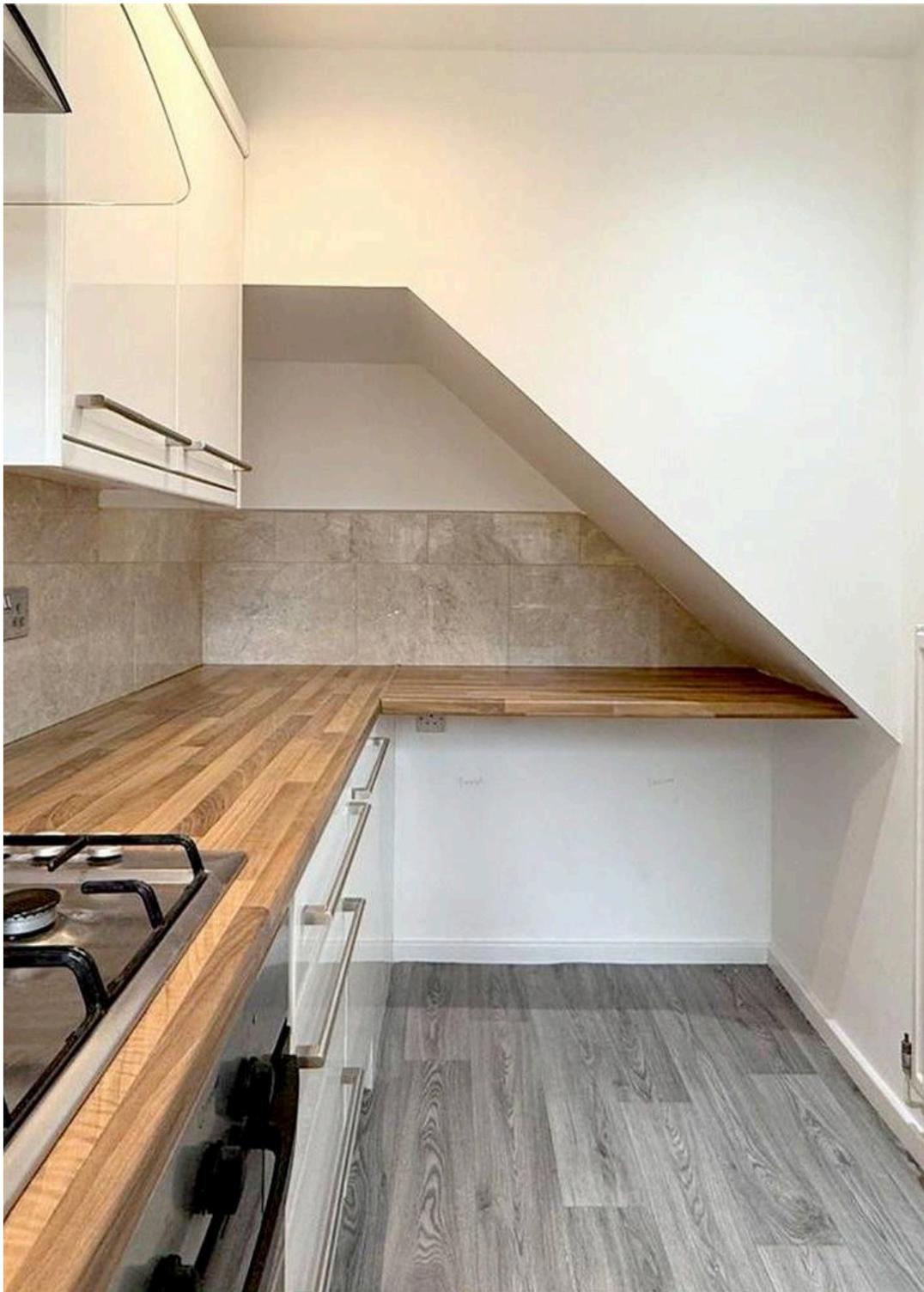


BEDROOM & BATHROOM

Welcome upstairs. The upstairs continues the neutral theme from the ground floor, all being freshly painted with new carpets and ready to move in. The spindle staircase winds up from the living room into the upstairs landing, with doors into the bedroom and the bathroom. Having also been treated to new carpet, it is nice and bouncy, with a ceiling light and power socket. The bedroom is a great size, and having the benefit of newly fitted wardrobes providing plenty of good storage. The room delivers excellent floor space, with plenty of room for a good sized bed, space for a dressing table or chest of drawers, and the perfect wall for your television. The double glazed window looks out onto your patio, having the benefit of blinds, with a radiator set underneath, and the room has some more storage, with an airing cupboard which is also home to The Eco Compact combination boiler. The bathroom is a modern white suite which comprises of a bath with pro mixer tap, and a electric shower set above with a glass shower screen to compliment. There is a WC with dual flush, and a pedestal wash basin within individual hot and cold taps with splash-back tiling. In addition there is a central heating radiator, frosted opening window, extractor fan, and vanity mirror with easy to maintain flooring.

OUTSIDE SPACES

From the front, you benefit from a tandem sized driveway on the one side, with a gate leading around the rear of this building to your main rear entrance. This is a peaceful spot, and ideal to place a patio table and some comfy outdoor chairs, as your own private garden area to sit back and relax after a hard day at work.



IMPORTANT INFORMATION

We are advised this property is Freehold, please seek confirmation from your legal representative.

We are advised the council tax band C is payable to Solihull Metropolitan Borough Council.

EPC - D68 - The full EPC report can be obtained from the agent upon request.

PART B:

PART C: Ginger have not checked appliances, nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property. Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points. All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions are the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers. Visuals generated using Ginger AI are for illustrative purposes only and may not accurately represent the final layout, furnishings, or property features. They are intended to help you better visualise the space. For detailed and up-to-date information, please contact a member of the Ginger team.

















Energy Efficiency Rating

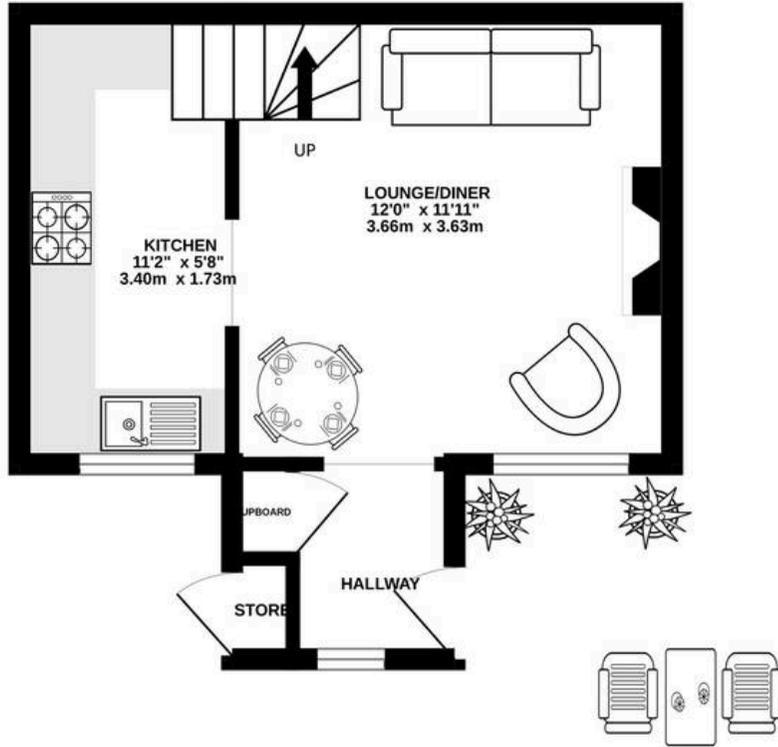
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

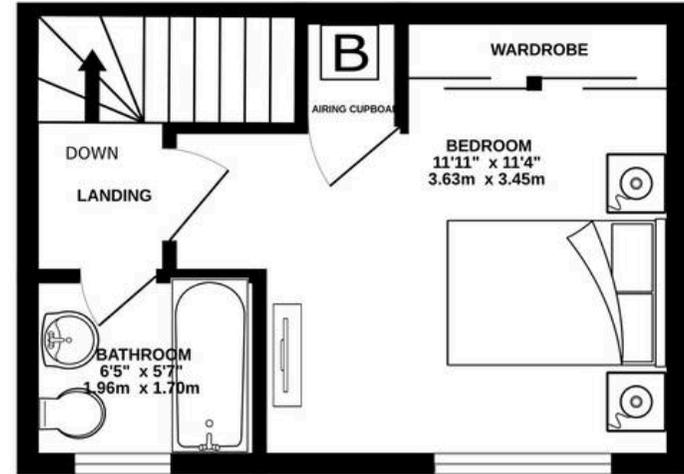
EU Directive
2002/91/EC



GROUND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



1ST FLOOR
210 sq.ft. (19.5 sq.m.) approx.



ONE BEDROOM HOUSE

TOTAL FLOOR AREA : 448 sq.ft. (41.6 sq.m.) 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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Ginger Estate Agents

0121 758 5848

enquiries@gingerhomes.co.uk

www.gingerhomes.co.uk/