



Greenfield Avenue, Balsall Common
£565,000





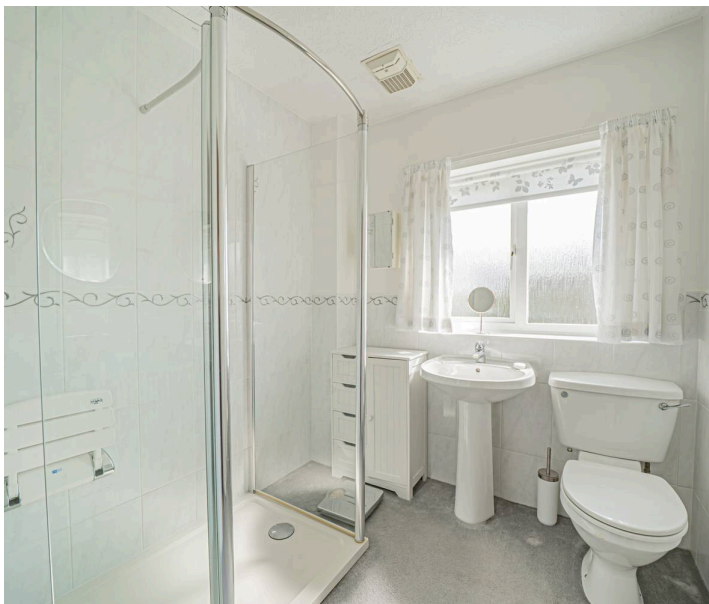
PROPERTY OVERVIEW

SOLD LOW PROFILE PRIOR TO LAUNCH - Situated in a quiet cul-de-sac, this well-maintained four bedroom detached house presents an exceptional opportunity for families and professionals alike, offering generous living accommodation and the added advantage of no onward chain.

The property welcomes you with a spacious entrance hallway, leading to a bright and inviting living room that benefits from a large window, creating a light-filled atmosphere ideal for relaxation or entertaining. Adjoining the living room, the formal dining room provides a versatile space for family meals or hosting guests, while the breakfast kitchen is thoughtfully laid out with ample storage and workspace, making it a practical hub for everyday cooking and casual dining.

Upstairs, the principal bedroom features its own en-suite shower room, offering privacy and convenience, with three further bedrooms that are well proportioned and suitable for family members, guests, or use as a home office or hobby room. The family shower room is fitted with a modern suite, ensuring comfort for all residents.

The property has been well cared for by its current owners and offers excellent potential for cosmetic updating, allowing buyers to personalise and add value over time.





Additional features include a single garage, providing secure storage or parking, as well as driveway parking for multiple vehicles. With double glazing and gas central heating throughout, the house is energy efficient and comfortable in all seasons.

Located within easy reach of local amenities, reputable schools, and transport links, this home combines a peaceful residential setting with convenient access to everything a growing family or busy professional might need.

This property is ideal for those seeking a move-in-ready home with the scope to update and enhance to their own taste, all in a sought-after and tranquil location. Early viewing is highly recommended to appreciate the size, layout, and potential of this attractive detached residence.

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: F

Tenure: Freehold

- Four Bedroom Detached
- No Onward Chain
- Well Maintained with Potential to Update
- Living Room, Dining Room & Breakfast Kitchen
- En-Suite Principal Bedroom
- South Facing Rear Garden
- Single Garage & Driveway Parking
- Quiet Cul-de-Sac Location





ENTRANCE HALLWAY

LIVING ROOM

18' 9" x 11' 0" (5.71m x 3.36m)

DINING ROOM

10' 10" x 8' 10" (3.30m x 2.68m)

BREAKFAST KITCHEN

10' 7" x 10' 0" (3.23m x 3.04m)

UTILITY ROOM

6' 6" x 5' 5" (1.99m x 1.65m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM

12' 4" x 12' 2" (3.77m x 3.72m)

ENSUITE

6' 0" x 5' 4" (1.83m x 1.63m)

BEDROOM TWO

11' 5" x 8' 1" (3.47m x 2.46m)

BEDROOM THREE

10' 3" x 9' 2" (3.12m x 2.80m)

BEDROOM FOUR

7' 3" x 6' 11" (2.22m x 2.10m)

SHOWER ROOM

6' 8" x 6' 7" (2.04m x 2.01m)

TOTAL SQUARE FOOTAGE

128.0 sq.m (1382 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

18' 6" x 8' 1" (5.64m x 2.47m)

DRIVEWAY PARKING

SOUTH FACING GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge/freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in all four bedrooms, garden shed, garden bench, two square plant pots on patio and stairlift (if required).

ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity.
Loft - partially 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.

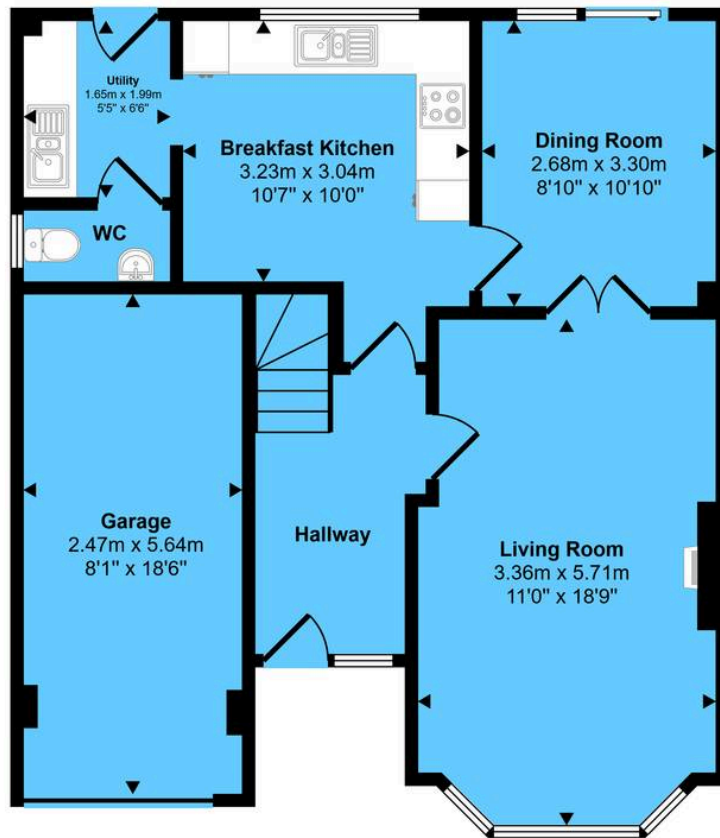
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

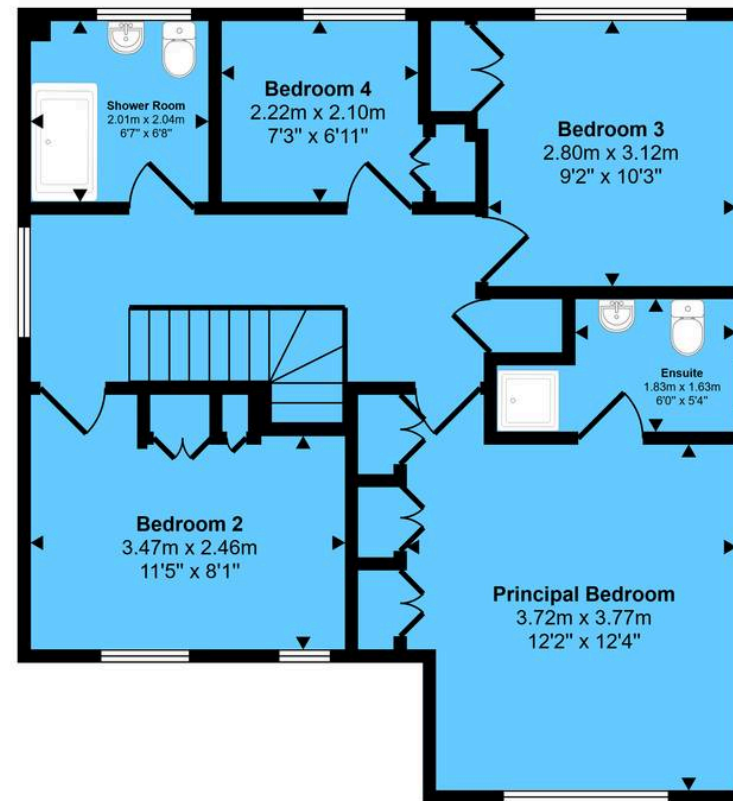
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
128 sq m / 1382 sq ft



Ground Floor
Approx 66 sq m / 713 sq ft



First Floor
Approx 62 sq m / 669 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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