



**Balsall Street, Balsall Common**

Offers in Region of **£500,000**

**xact**  
HOMES



## PROPERTY OVERVIEW

Pleasantly located and being set well back from the road is this larger than average 3 bedroom detached bungalow which is available to purchase with no onward chain. Benefiting from a large South facing garden the property offers the opportunity for some modernisation and updating to create a well proportioned modern spacious home. In summary the accommodation provides potential purchasers with: entrance hallway, lounge / diner with sliding patio door to the rear garden, breakfast kitchen, three bedrooms, separate WC and a bathroom.

Outside the property has a long South facing rear garden which is mainly lawned being screened to the rear by conifer hedging, an integral single garage and driveway parking.

Viewing is strictly by appointment with Xact on 01676 534 411.



- Three Bedroom Bungalow
- No Onward Chain
- Large South Facing Rear Garden
- Potential to Modernise & Improve
- Lounge/Diner Overlooking Rear Garden
- Breakfast Kitchen
- Garage & Driveway Parking



## 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: E

Tenure: Freehold

## ENTRANCE HALLWAY

### LOUNGE/DINER

18' 0" x 14' 6" (5.49m x 4.42m)

### BREAKFAST KITCHEN

11' 11" x 11' 3" (3.63m x 3.43m)

### WC

### BEDROOM ONE

14' 0" x 9' 9" (4.27m x 2.97m)

### BEDROOM TWO

10' 1" x 9' 11" (3.07m x 3.02m)

### BEDROOM THREE

12' 8" x 8' 10" (3.86m x 2.69m)

### BATHROOM

9' 7" x 5' 10" (2.92m x 1.78m)

### SEPARATE WC

### INTEGRAL GARAGE

18' 4" x 8' 2" (5.59m x 2.49m)

### TOTAL SQUARE FOOTAGE

119.2 sq.m (1283 sq.ft) approx.



## OUTSIDE THE PROPERTY

### CARPORT

### DRIVEWAY PARKING

### LARGE REAR GARDEN

### ITEMS INCLUDED IN THE SALE

Garden shed, greenhouse, all carpets, curtains, blinds and light fittings and fitted wardrobes in three bedrooms.

### ADDITIONAL INFORMATION

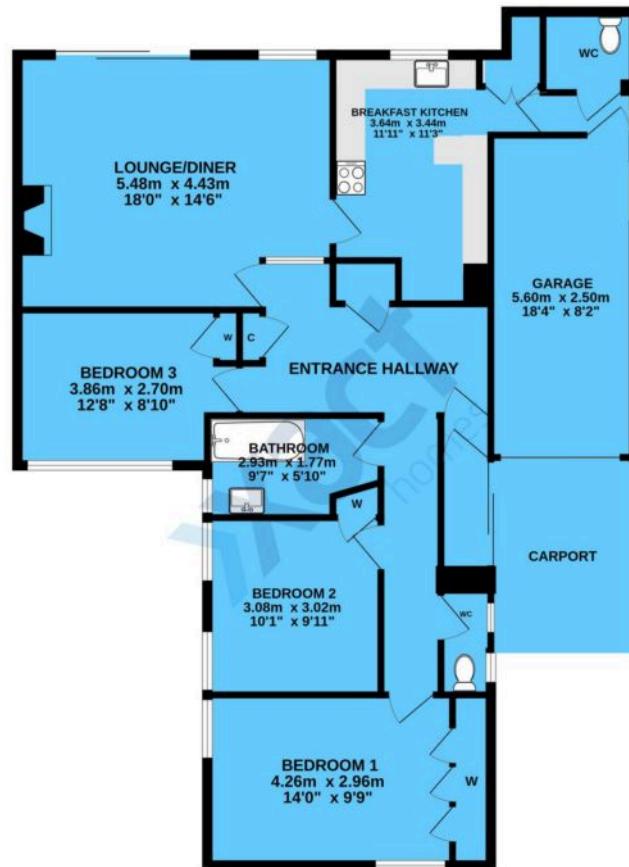
Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire. Loft space - part boarded.

### 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.



GROUND FLOOR



TOTAL FLOOR AREA : 119.2 sq.m. (1283 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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**Xact Homes**

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