



Huddesford Drive, Balsall Common
£765,000

xact
EXCLUSIVE





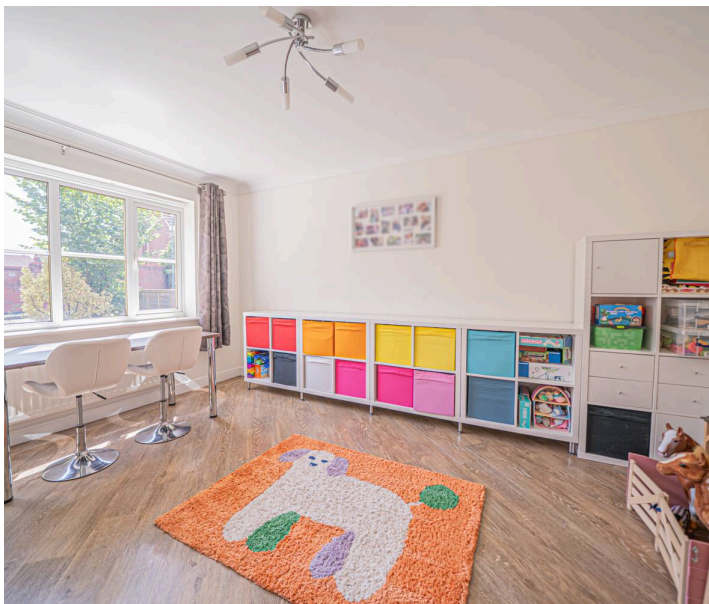
PROPERTY OVERVIEW

This significantly extended & re-modelled property provides flexible living accommodation over three floors, is ideally located for access to the village centre & Berkswell train station and is available to purchase with no onward chain.

Being beautifully presented throughout with air conditioning installed in the primary rooms and having been extended to create a stunning open plan kitchen / diner and a larger second bedroom, the property now offers potential purchasers:- enclosed porch, entrance hallway, dual aspect lounge, open kitchen / diner with island and bi-fold doors to the rear garden, utility room, boot room, play room / study, guest WC, four first floor bedrooms (principal bedroom en-suite), family bathroom, and to the second floor, two further bedrooms with a shower room.

Outside, the property has a detached double garage, driveway parking for four vehicles with dual EV charging, and a private landscaped rear garden.

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





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: G

Tenure: Freehold

- Significantly Extended Six Bedroom House
- Over 2500 sq ft
- No Onward Chain
- Air Conditioning Installed In Primary Rooms
- Stunning Open Plan Kitchen / Diner
- Lounge & Play Room / Study
- Ideally Located for Access To The Train Station & Village Centre
- Detached Double Garage
- Driveway Parking For Four Cars & Dual EV Charging





ENTRANCE PORCH

ENTRANCE HALLWAY

WC

LOUNGE

20' 3" x 11' 4" (6.16m x 3.45m)

PLAY ROOM / STUDY

14' 4" x 10' 11" (4.36m x 3.33m)

KITCHEN / DINER

21' 7" x 16' 8" (6.59m x 5.09m)

UTILITY ROOM

6' 8" x 5' 8" (2.03m x 1.72m)

BOOT ROOM

5' 11" x 5' 7" (1.80m x 1.70m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 4" x 11' 4" (4.38m x 3.45m)

ENSUITE

7' 9" x 5' 6" (2.36m x 1.68m)

BEDROOM TWO

20' 7" x 10' 11" (6.28m x 3.33m)

BEDROOM THREE

13' 7" x 9' 11" (4.15m x 3.01m)

BEDROOM FOUR

10' 6" x 9' 9" (3.19m x 2.98m)

BATHROOM

12' 0" x 5' 5" (3.67m x 1.66m)

SECOND FLOOR

BEDROOM FIVE

11' 4" x 9' 6" (3.45m x 2.89m)

BEDROOM SIX

10' 3" x 9' 6" (3.12m x 2.89m)

SHOWER ROOM

5' 7" x 4' 11" (1.71m x 1.49m)

**TOTAL SQUARE FOOTAGE**

232.6 sq.m (2504 sq.ft) approx.

OUTSIDE THE PROPERTY**DETACHED DOUBLE GARAGE**

17' 11" x 17' 6" (5.46m x 5.34m)

DRIVEWAY PARKING FOR FOUR VEHICLES

With dual EV charging

LANDSCAPED GARDEN**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, dishwasher, all carpets, all blinds, all light fittings, fitted wardrobes in one bedroom, garden playhouse and a 2024 electric car charging point.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises).

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.





TOTAL FLOOR AREA : 232.6 sq.m. (2504 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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