



TAILOR MADE
SALES & LETTINGS



Whitnash Close

Balsall Common, CV7 7PR

Asking Price £305,000



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Property Summary

Tailor Made Sales and Lettings are delighted to bring to market this modern End of Terrace in Balsall Common, an area well served with excellent local amenities and schooling.

This three bedroom family home is well presented throughout, with good size rooms and the addition of a utility/office providing further space downstairs.

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.

The property has the benefit of side access, and ample off road parking, and briefly comprising;

Porch, Entrance Hallway, Living Room, Kitchen Diner, Downstairs WC and Office/Utility space accessible via the rear garden.

To the first floor, there are three large Bedrooms and a Family Bathroom.

Presented to market with no onward chain.

Porch

Double glazing, UPVC door.

Entrance Hallway

Storage cupboard, recently installed new fuse board and gas central heating. Door to Living Room and Kitchen Diner.

Living Room

Double glazing to front elevation, gas central heating. Electric feature fireplace.

Kitchen Diner

Range of wall and base white units, wood effect countertops. Range cooker and integrated wine cooler.

Space for dining.

Patio doors to rear garden, door to downstairs WC.

Downstairs WC

WC and sink, frosted double glazing to rear. Gas central heating. Door to Kitchen Diner.

Utility

Accessible externally via the rear garden. Converted coal shed/outbuilding creating additional space. Plumbing for Washing Machine and Dishwasher, electrics and spotlights and currently used as an office space. Sink and mixer tap.

Rear Garden

Low maintenance rear garden, grass and patio area. Fence enclosed but with gate for side access. Access to utility space.

First Floor Landing

Doors to three bedrooms and Family Bathroom.

Master Bedroom

Double glazing to front elevation and gas central heating.

Bedroom Two

Built in storage, gas central heating and double glazing to rear elevation.

Bedroom Three

Built in Cupboard, double glazing to front elevation and gas central heating.

Bathroom

P-shaped bath, with WC and ceramic sink. Neutral coloured tiling, gas central heating and double glazing to rear elevation.

ABOUT US

Tailor Made Sales & Lettings is a family run business

established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the

stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on www.tmonline.co.uk/packages/

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

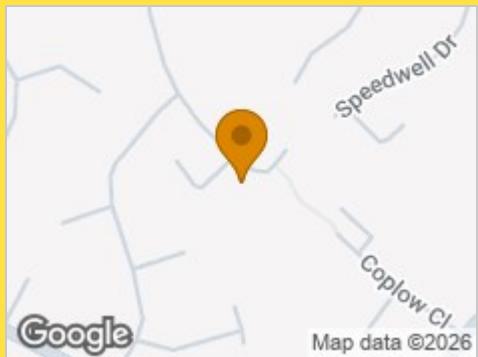
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.



Road Map



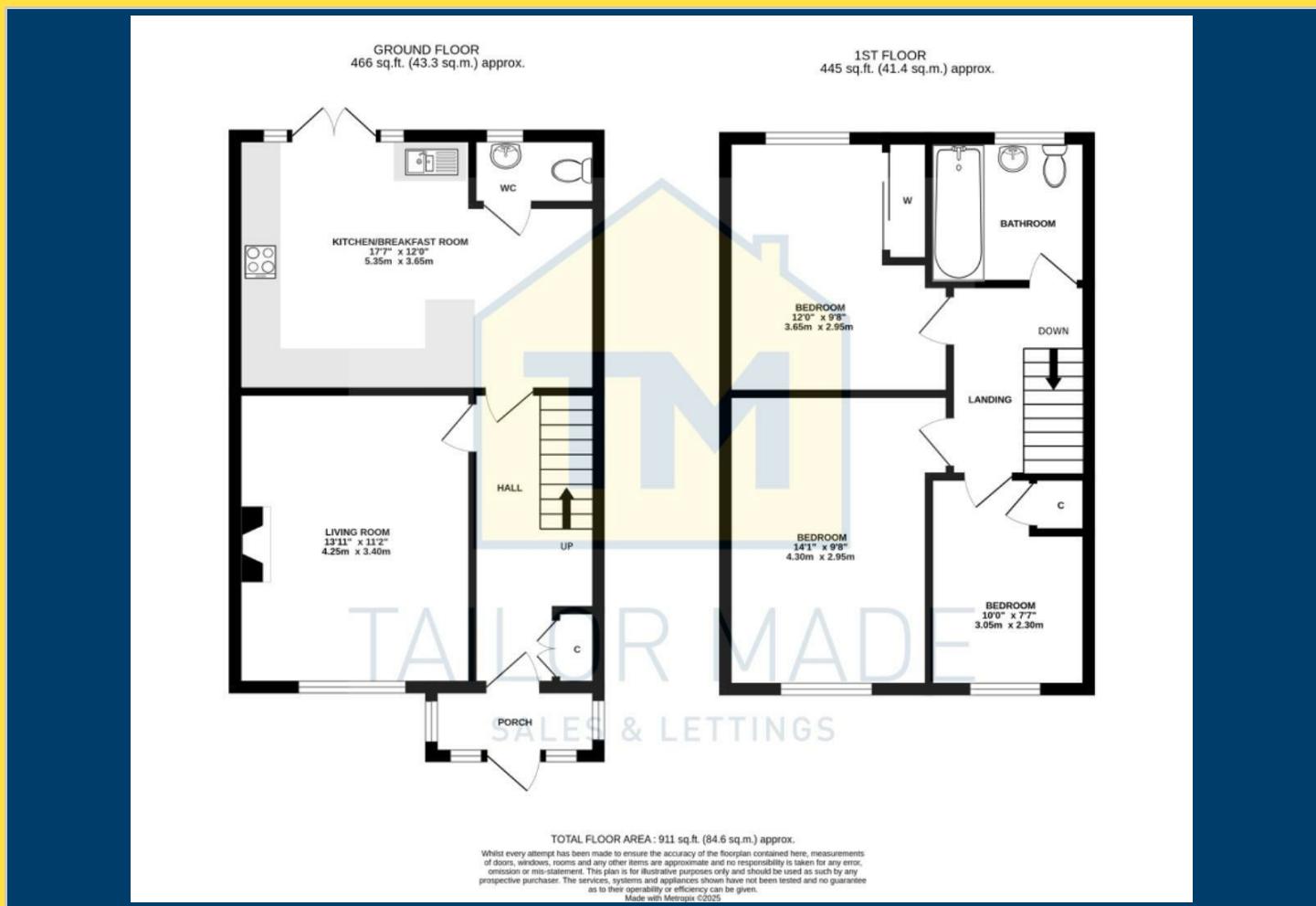
Hybrid Map



Terrain Map



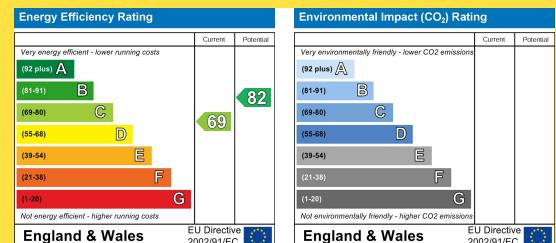
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.