



Balsall Street, Balsall Common  
£500,000





## PROPERTY OVERVIEW

This thoughtfully extended four/five bedroom traditional semi-detached house offers spacious and versatile accommodation, making it an ideal choice for families seeking a comfortable and flexible living space.

The property is accessed by a wide enclosed porch which leads into a generous double length living room that provides a relaxing environment for every-day living. The separate dining room, which can also be used as a fifth bedroom (having a shower room off), adding further flexibility to the ground floor layout, offering options for entertaining guests or accommodating a growing family.

The refitted breakfast kitchen is thoughtfully designed with modern units and ample workspace, perfect for those who enjoy cooking and dining at home, while a separate utility room provides additional practicality for laundry and storage needs.

Upstairs, the first floor comprises three well-proportioned bedrooms and a modern family bathroom. The loft has been converted to create a spacious double bedroom, ideal as a principal suite, home office, or playroom, depending on your requirements.

The property is tastefully decorated throughout in neutral tones, allowing new owners to move straight in and personalise the space to their own taste. Practical features such as gas central heating and double glazing ensure year-round comfort.





Ample driveway parking is available at the front of the house and the long South facing rear garden is particularly attractive feature of the property.

Whether you are looking for extra bedrooms, flexible reception spaces, or a home that is ready to move into, this property delivers on all fronts and must be viewed to fully appreciate the quality and space on offer. Viewing is by appointment only 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: E

Tenure: Freehold



- Four / Five Bedroom Traditional Semi
- Well Presented Throughout
- Refitted Breakfast Kitchen & Separate Utility Room
- Living Room & Dining Room / Bedroom Five
- Ground Floor Shower Room
- Modern Family Bathroom
- Three First Floor Bedrooms & Loft Conversion
- Long South Facing Rear Garden
- Driveway Parking for Several Vehicles

**WIDE PORCH**

15' 10" x 3' 3" (4.82m x 1.00m)

**HALLWAY****LIVING ROOM**

11' 11" x 21' 7" (3.62m x 6.58m)

**BREAKFAST KITCHEN****KITCHEN AREA**

5' 3" x 7' 1" (1.61m x 2.17m)

**BREAKFAST AREA**

9' 5" x 11' 2" (2.88m x 3.41m)

**UTILITY**

4' 4" x 12' 1" (1.33m x 3.68m)

**DINING ROOM/BEDROOM FIVE**

8' 8" x 20' 4" (2.65m x 6.19m)

**SHOWER ROOM**

3' 9" x 6' 7" (1.15m x 2.00m)

**FIRST FLOOR****BEDROOM ONE**

8' 10" x 20' 1" (2.69m x 6.13m)

**BEDROOM TWO**

7' 9" x 10' 9" (2.36m x 3.28m)

**BEDROOM THREE**

8' 7" x 5' 7" (2.62m x 1.69m)

**BATHROOM**

6' 8" x 7' 5" (2.04m x 2.27m)



## **SECOND FLOOR**

### **BEDROOM FOUR**

9' 11" x 14' 8" (3.03m x 4.46m)

### **TOTAL SQUARE FOOTAGE**

138.0 sq.m (1490 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LONG REAR GARDEN**



#### **ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, Luxair extractor, slimline Bosch dishwasher, large garden shed, all carpets, curtains, blinds and light fittings, cabinet cupboard in two bathrooms, built in cupboard in one bedroom, office shelves and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

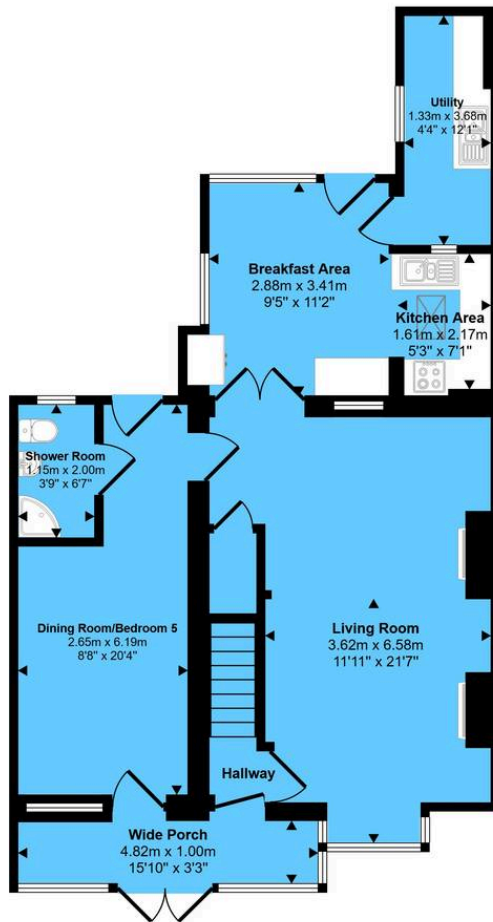
Broadband - ADSL copper wire.

#### **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.

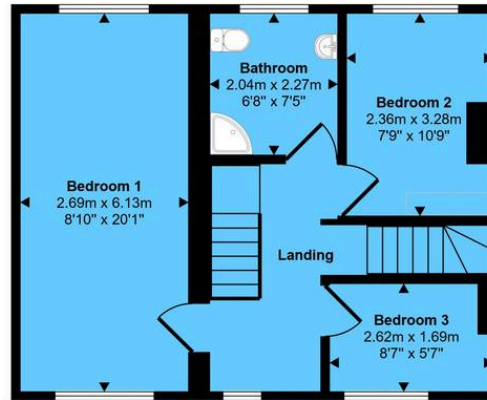


Approx Gross Internal Area  
138 sq m / 1490 sq ft

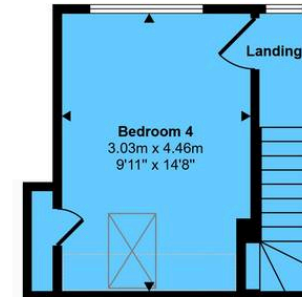


Ground Floor  
Approx 74 sq m / 793 sq ft

Denotes head height below 1.5m



First Floor  
Approx 46 sq m / 499 sq ft



Second Floor  
Approx 18 sq m / 198 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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