



Floyd Grove, Balsall Common
£695,000





PROPERTY OVERVIEW

This larger style four bedroom detached house offers a superb opportunity for families seeking a well presented and spacious home in a quiet cul-de-sac location with excellent rail links and sought after schools nearby.

The property is thoughtfully arranged to provide versatile living accommodation, featuring a bright and welcoming entrance hall that leads to a generous living room, a separate dining room ideal for both formal entertaining and family meals, and a dedicated study, perfect for those working from home or requiring a quiet retreat.

The conservatory offers an additional flexible space, filled with natural light and suitable for a variety of uses. The breakfast kitchen is well appointed with ample storage and workspace, complemented by a practical utility room with further storage and laundry facilities.

Upstairs, the principal bedroom benefits from a modern en-suite shower room, while three further well proportioned bedrooms provide comfortable accommodation for family members or guests. A stylish family bathroom serves the remaining bedrooms.

Throughout, the house is presented to a high standard with neutral décor, quality finishes, and a thoughtful layout that maximises both space and natural light.





Outside the property benefits from a South facing rear garden and a detached double garage, offering secure parking and additional storage options and driveway parking for multiple vehicles. 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

- Larger Style Four Bedroom Detached House
- Well Presented Throughout
- Living Room, Dining Room, Study & Conservatory
- Breakfast Kitchen & Utility Room
- En-Suite Principal Bedroom
- Detached Double Garage
- South Facing Rear Garden
- Quiet Cul-de-sac Location With Excellent Rail Links & Sought After Schools Nearby





ENTRANCE HALL

WC

LIVING ROOM

16' 7" x 15' 7" (5.05m x 4.75m)

DINING ROOM

14' 1" x 7' 8" (4.29m x 2.34m)

CONSERVATORY

12' 5" x 9' 6" (3.78m x 2.90m)

STUDY

16' 4" x 7' 8" (4.98m x 2.34m)

BREAKFAST KITCHEN

21' 7" x 17' 9" (6.58m x 5.41m)

UTILITY

FIRST FLOOR

PRINCIPAL BEDROOM

13' 6" x 11' 10" (4.11m x 3.61m)

DRESSING AREA

ENSUITE

BEDROOM TWO

12' 6" x 12' 0" (3.81m x 3.66m)

BEDROOM THREE

11' 9" x 10' 9" (3.58m x 3.28m)

BEDROOM FOUR

10' 9" x 9' 9" (3.28m x 2.97m)

BATHROOM

6' 9" x 6' 7" (2.06m x 2.01m)



OUTSIDE THE PROPERTY

DETACHED DOUBLE GARAGE

20' 6" x 11' 2" (6.25m x 3.40m)

TOTAL SQUARE FOOTAGE

198.7 sq.m (2139 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

REAR GARDEN

ITEMS INCLUDED IN THE SALE

Extractor, fridge, freezer, dishwasher, electric garage door, all carpets and blinds, some curtains, some light fittings and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

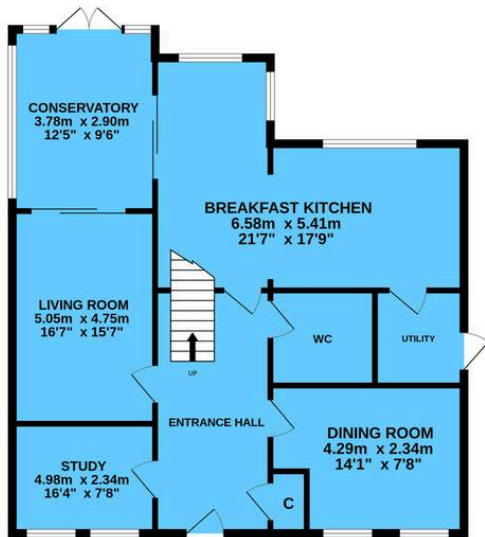
Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

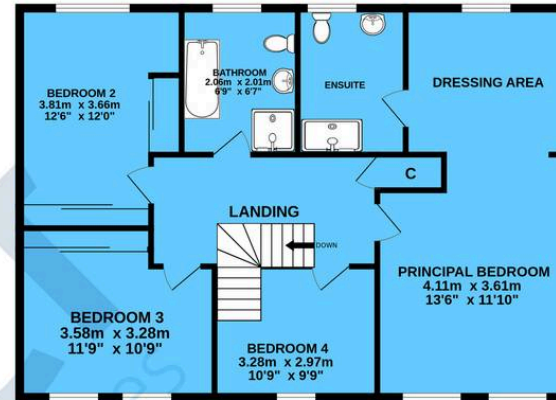
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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



1ST FLOOR



TOTAL FLOOR AREA : 198.7 sq.m. (2139 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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