



Stoneton Crescent, Balsall Common  
£675,000







## PROPERTY OVERVIEW

This five bedroom detached house offers a rare opportunity to acquire a significantly extended and remodelled family home, thoughtfully designed to an impressive standard throughout.

Upon entering, you are welcomed by a spacious entrance hall, setting the tone for the generous proportions found across the property. The ground floor boasts a versatile layout, featuring a bright and airy living room, a formal dining room ideal for entertaining guests, and a cosy snug that provides the perfect retreat for relaxation or family gatherings. The heart of the home is the modern breakfast kitchen, fitted with contemporary units, integrated appliances, and ample workspace, complemented by a practical utility room that ensures household tasks are kept discrete and organised.

Upstairs, the property continues to impress with five well-proportioned bedrooms, two of which benefit from en-suite facilities (perfect for guests or family members seeking additional privacy), while the remaining bedrooms are served by a stylish family bathroom. High-quality finishes and neutral décor throughout create a warm and inviting atmosphere, allowing new owners to move in with ease. Additional features include a double garage that offers secure storage or workshop space, as well as driveway parking for multiple vehicles (ensuring convenience for families and visitors alike).







This beautifully presented home is perfectly suited for those seeking flexible living accommodation, blending modern comforts with practical design, and is located in a desirable residential area with excellent access to local amenities, schools, and transport links. 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: E

Tenure: Freehold

- Five Bedroom Detached House
- Significantly Extended & Remodelled
- Living Room, Dining Room & Snug
- Modern Breakfast Kitchen & Utility Room
- Two En-Suite Bedrooms
- South Facing Garden
- Double Garage & Driveway Parking







## **ENTRANCE HALL**

### **LIVING ROOM**

18' 9" x 11' 11" (5.72m x 3.64m)

### **DINING ROOM**

11' 3" x 10' 1" (3.43m x 3.08m)

### **BREAKFAST KITCHEN**

15' 1" x 9' 5" (4.61m x 2.87m)

### **BREAKFAST AREA**

8' 1" x 7' 2" (2.46m x 2.18m)

### **SNUG**

14' 2" x 8' 1" (4.32m x 2.47m)

### **UTILITY**

7' 11" x 5' 1" (2.41m x 1.56m)

### **GUEST WC**

## **FIRST FLOOR**

### **BEDROOM ONE**

16' 0" x 9' 9" (4.87m x 2.96m)

### **ENSUITE**

7' 7" x 5' 5" (2.30m x 1.64m)

### **BEDROOM TWO**

12' 11" x 10' 4" (3.93m x 3.15m)

### **ENSUITE**

### **BEDROOM THREE**

12' 9" x 8' 3" (3.88m x 2.52m)



**BEDROOM FOUR**

9' 10" x 8' 8" (3.00m x 2.65m)

**BATHROOM**

10' 0" x 5' 3" (3.05m x 1.61m)

**TOTAL SQUARE FOOTAGE**

181.0 sq.m (1946 sq.ft) approx.

**OUTSIDE THE PROPERTY**

Landscaped, private rear garden on large corner plot

**DOUBLE GARAGE**

16' 10" x 15' 7" (5.14m x 4.74m)

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****ESTABLISHED PRIVATE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Neff oven, hob, extractor and microwave, Bosch fridge freezer and washing machine, Smeg dishwasher and Hotpoint tumble dryer, all carpets, curtains, blinds and light fittings, fitted wardrobes in four bedrooms, shelving, base/wall cupboards in the garage and concrete bench and compost bin in the garden.

**ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - partially 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.

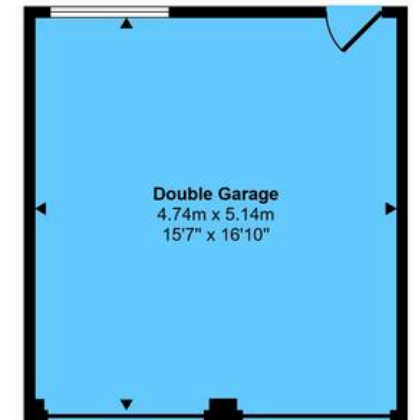
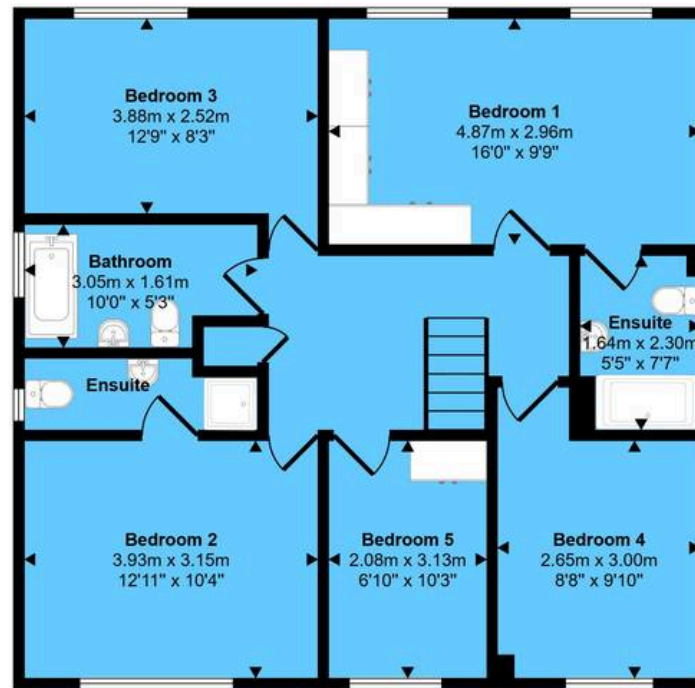
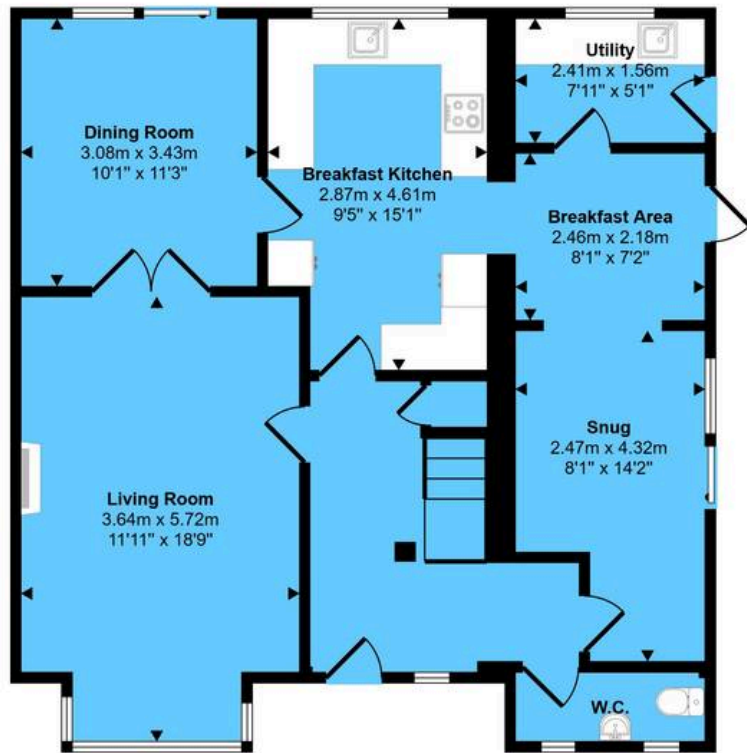
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Approx Gross Internal Area  
181 sq m / 1946 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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