



Ashley Way, Balsall Common
£275,000





PROPERTY OVERVIEW

This well presented two bedroom terraced house offers an ideal opportunity for first-time buyers, professionals, or those seeking a comfortable and contemporary home. The property features an entrance hall that leads to a modern kitchen, thoughtfully designed with integrated appliances providing a practical and stylish space for every-day cooking. The spacious living room is filled with natural light and benefits from patio doors that open to the rear garden, creating a seamless connection between indoor and outdoor living. Upstairs, there are two well-proportioned bedrooms, each featuring fitted wardrobes that maximise storage while maintaining a clean and uncluttered look. The modern bathroom is finished to a high standard, complete with a sleek suite and contemporary fittings. Throughout the house, neutral décor and quality flooring enhance the sense of space and comfort, making it easy to move in and immediately feel at home. Additional practical features include double glazing, gas central heating, and ample storage solutions. The property also benefits from driveway parking for two vehicles, ensuring convenient and secure off-road parking. Located within easy reach of local amenities, schools, and transport links, this town house represents a superb blend of style, functionality, and location. Early viewing is highly recommended to appreciate the quality and appeal of this well maintained home.





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: C

Tenure: Freehold

- Two Bedroom Town House
- Well Presented Throughout
- Kitchen with Integrated Appliances
- Living Room with Patio Doors to the Rear Garden
- Fitted Wardrobes in Both Bedrooms
- Modern Bathroom
- Low Maintenance Rear Garden with Storage Shed
- Driveway Parking for Two Vehicles

ENTRANCE HALL

KITCHEN

7' 10" x 7' 10" (2.40m x 2.40m)

LIVING ROOM

16' 9" x 12' 1" (5.10m x 3.68m)

FIRST FLOOR

BEDROOM ONE

9' 11" x 11' 8" (3.02m x 3.56m)

BEDROOM TWO

10' 10" x 6' 9" (3.30m x 2.05m)

BATHROOM

7' 7" x 4' 10" (2.30m x 1.47m)



**TOTAL SQUARE FOOTAGE**

52.9 sq.m (569 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****LOW MAINTENANCE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, garden shed, all carpets, curtains, blinds and light fittings and car charging point.

ADDITIONAL INFORMATION

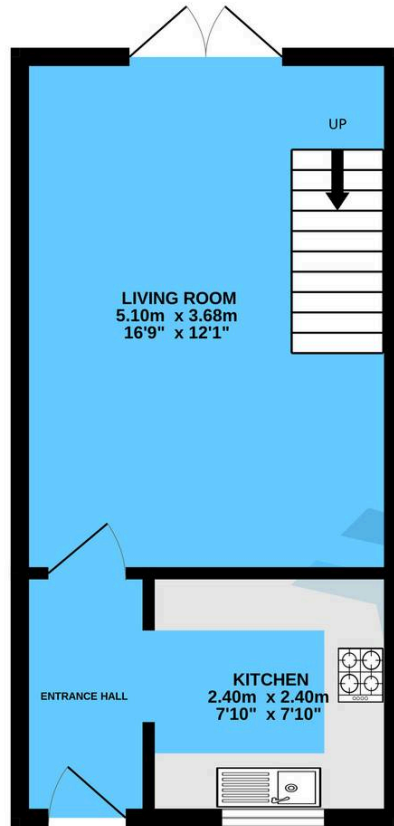
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

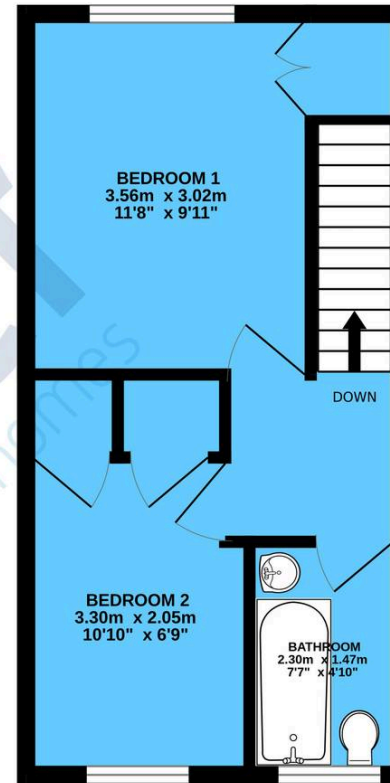
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Xact Homes

TOTAL FLOOR AREA : 52.9 sq.m. (569 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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