



Wilton Road, Balsall Common
£495,000





PROPERTY OVERVIEW

This three bedroom detached bungalow offers spacious and versatile accommodation, ideal for families or those seeking single-level living in a sought-after residential location. The property is approached via an enclosed porch which leads into the entrance hallway providing access to a generously sized living room which overlooks the front of the property. The well-appointed kitchen features ample storage and workspace, complemented by a practical utility room that adds convenience for laundry and household tasks. Two of the bedrooms are comfortable doubles, offering plenty of space for furnishings and storage, while the third bedroom can be used flexibly as a single room or a home office or study. A standout feature of this home is the large conservatory, which is bathed in natural light and provides an excellent additional reception area suitable for year-round enjoyment. Of particular note is that the property benefits from solar panels contracted to one of the earlier more generous feed in tariffs which provides a substantial yearly income to assist with utility costs in addition to generating free electricity for the owners. Outside the property benefits from a wide south facing rear garden in addition to driveway parking for multiple vehicles.



The accommodation is presented in good condition throughout, ready for immediate occupation, with some scope to update and modernise to the new owners tastes if required.

Viewing is strictly by 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



- Detached Three Bedroom Bungalow
- Living Room and Dining Room
- Kitchen with Utility Room
- Two Double Bedrooms + Bedroom Three / Study
- Large Conservatory
- Wide South Facing Rear Garden
- Solar Panels Generating in Excess of £1000 pa income + Free Electricity
- Off Road Driveway Parking



PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

15' 6" x 14' 11" (4.72m x 4.55m)

DINING ROOM

11' 9" x 10' 2" (3.58m x 3.10m)

CONSERVATORY

17' 6" x 9' 0" (5.33m x 2.74m)

KITCHEN

7' 4" x 10' 2" (2.23m x 3.09m)

UTILITY

7' 5" x 5' 9" (2.27m x 1.75m)

BEDROOM ONE

10' 6" x 11' 2" (3.21m x 3.40m)

BEDROOM TWO

10' 3" x 11' 9" (3.12m x 3.57m)

BEDROOM THREE/STUDY

7' 5" x 10' 3" (2.25m x 3.13m)

SHOWER ROOM

5' 7" x 5' 2" (1.69m x 1.58m)

TOTAL SQUARE FOOTAGE

112.0 sq.m (1204 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WIDE SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

All carpets and blinds and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

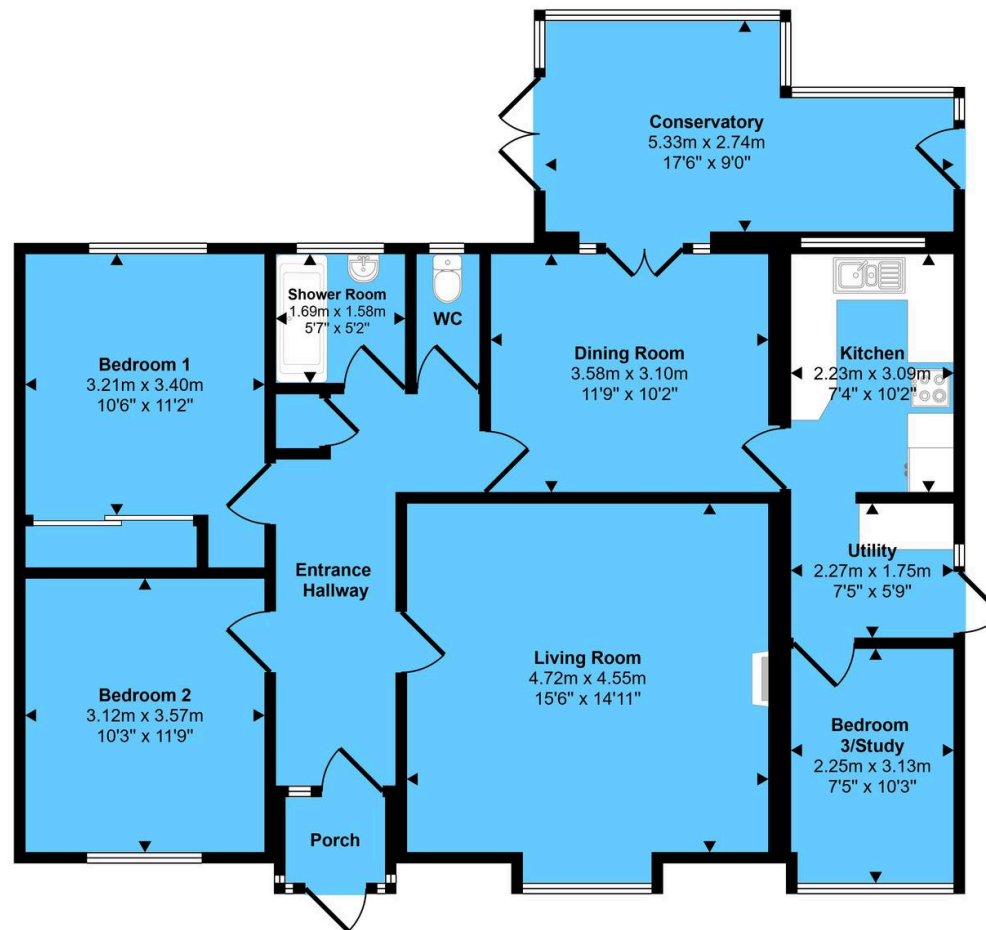
Services – water on a meter, mains gas, electricity and sewers. Broadband – ADSL copper wire. Loft space – part boarded.

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.



Approx Gross Internal Area
112 sq m / 1204 sq ft



Floorplan

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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