



Chapel Drive Balsall Common CV7 7EQ

for sale guide price
£325,000



Property Description

A fantastic opportunity to purchase this ideally situated 4 bedroom detached home in the sought-after Balsall Common. Sitting on a large corner plot, and featuring two further outbuildings, this property offers huge potential for home movers and investors alike. Just a few minutes' walk to the centre of Balsall Common, the property is ideal for access to shops, restaurants and Berkswell Train Station as well as Heart of England Secondary School and the Outstanding Balsall Common Primary. Briefly comprising lounge, breakfast kitchen, four bedrooms and family bathroom, in addition there is a driveway to the front of the property providing off road parking and giving direct access to integral garage, private rear garden with cabin and workshop. Viewing is essential to appreciate the size, location and potential on offer. No upward chain

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than

£349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor.

Lounge

Windows to the front and rear, feature brick fireplace with open fire.

Breakfast Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include gas oven and hob, space and plumbing for automatic washing machine and dishwasher, space for undercounter fridge, central heating boiler, window to the rear overlooking garden and door leading to pantry.

First Floor Landing

Staircase rising from the hallway, loft ladder giving access to part boarded roof space with ladder.

Bedroom One

Fitted wardrobes providing hanging and shelving space, window to the front.

Bedroom Two

Fitted wardrobes providing hanging and shelving space, window to the front.

Bedroom Three

Built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Bedroom Four

Built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, bath with mixer tap and shower over with shower screen, heated towel rail and obscure glazed window to the rear.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking and giving direct access to garage, gated side access.

Rear Garden

Private rear garden laid mainly to lawn with work shop and cabin.

Cabin

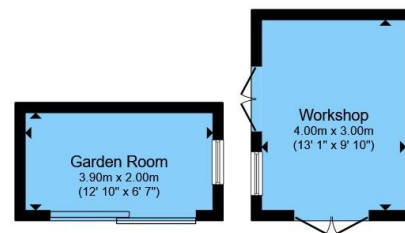
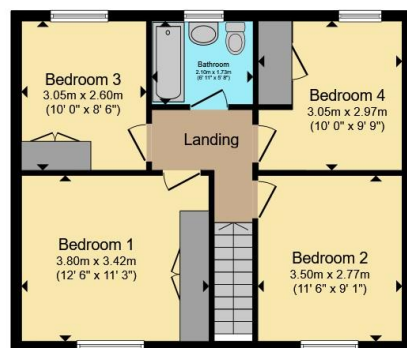
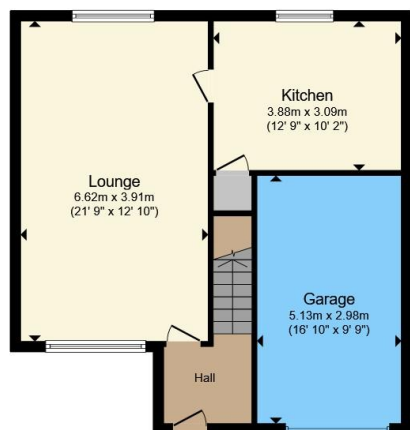
Windows to each side, patio door, light and power.

Workshop

Barn doors to the front and side, light and power, access via gates to the front.

Integral Garage





Total floor area 131.8 m² (1,419 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
Solihull CV7 7FF

EPC Rating: C Council Tax
Band: E

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106985



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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