Grovefield Crescent, Balsall Common

£529,950

xact HOMES

PROPERTY OVERVIEW

This beautifully maintained & modernised four bedroom detached property has been remodelled to provide a full width breakfast kitchen and offers a ready to move into family home midway between the village centre and Berkswell train station. Benefitting from a landscaped South facing rear garden the property provides potential purchasers with; large lounge, recently refitted full width breakfast kitchen, guest WC, four bedrooms (principal with refitted en-suite) and a family bathroom.

Outside there is driveway parking for two vehicles, a single garage and a professionally landscaped South facing rear garden.

Viewing is by appointment with Xact on 01676 534 411.

- Four Bedroom Detached
- Well Presented Throughout
- Full Width Breakfast Kitchen
- Refitted En-Suite to Principal Bedroom
- South Facing Rear Garden
- Ideally Positioned for Village Centre & Berkswell Train Station
- Garage & Driveway Parking

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 center 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: F

Tenure: Freehold

HALLWAY

WC

LOUNGE
16' 5" x 11' 7" (5.00m x 3.52m)

BREAKFAST KITCHEN
24' 1" x 11' 6" (7.35m x 3.50m)

FIRST FLOOR

PRINCIPAL BEDROOM
14' 6" x 13' 10" (4.41m x 4.21m)

ENSUITE

BEDROOM TWO
10' 11" x 10' 9" (3.32m x 3.27m)

BEDROOM THREE
11' 11" x 10' 0" (3.64m x 3.06m)

BEDROOM FOUR
8' 1" x 7' 6" (2.46m x 2.29m)

BATHROOM

TOTAL SQUARE FOOTAGE
Total floor area: 175.3 sq.m. = 1887 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE

LANDSCAPED SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN SALE
Double integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, all carpets, all blinds, some light fittings, a garden shed and an additional side shed for storage.

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

BREAKFAST KITCHEN
7.35m x 3.50m
24'1" x 11'6"

LOUNGE
5.00m x 3.52m
16'5" x 11'7"

UP

STORE

HALLWAY

WC

GARAGE

BEDROOM 2
3.32m x 3.27m
10'11" x 10'9"

BATHROOM

BEDROOM 4
2.46m x 2.29m
8'1" x 7'6"

LANDING

DOWN

C

ENSUITE

PRINCIPAL BEDROOM
4.41m x 4.21m
14'6" x 13'10"

BEDROOM 3
3.64m x 3.06m
11'11" x 10'0"
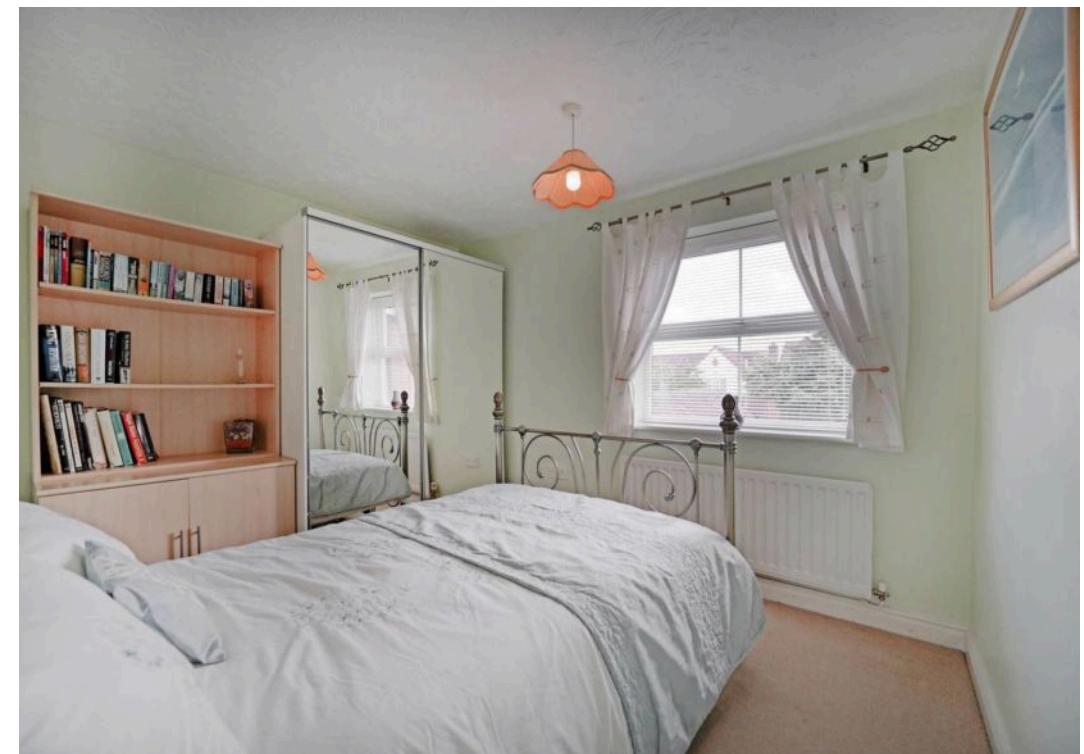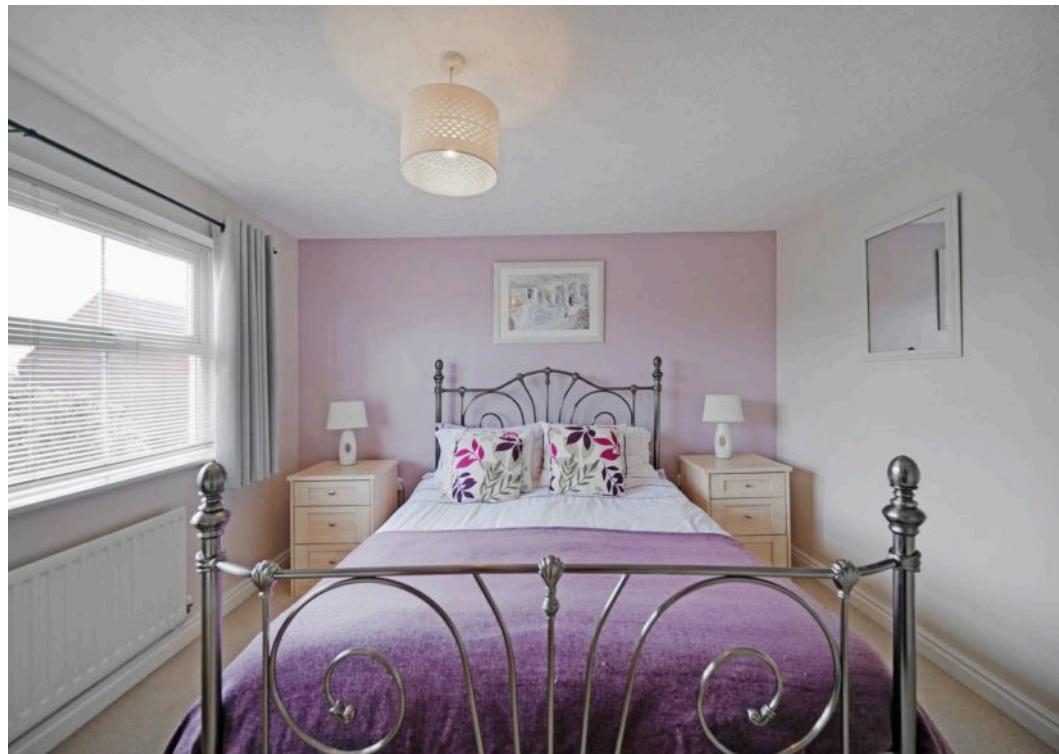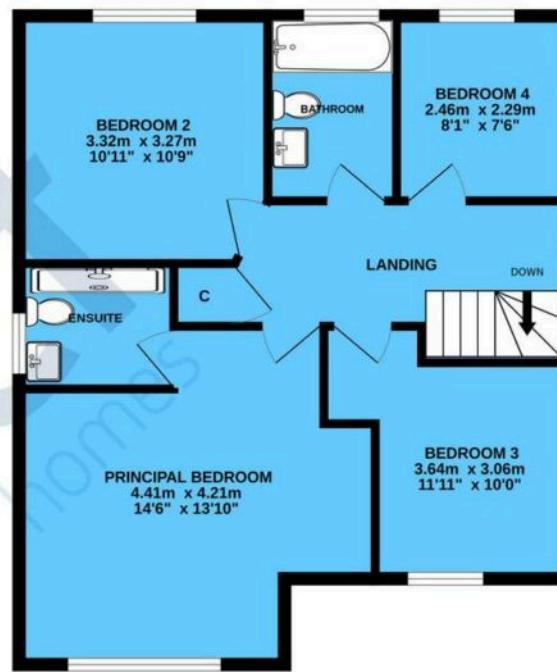
TOTAL FLOOR AREA : 175.3 sq.m. (1887 sq.ft.) approx.

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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