



Greenfield Avenue, Balsall Common

Offers in Region of **£770,000**





PROPERTY OVERVIEW

Presenting this beautifully modernised and remodeled five bedroom detached house, offered to the market with no onward chain and boasting an impressive blend of contemporary design and spacious accommodation throughout. Upon entering, you are welcomed into a generous hallway that leads to an open plan breakfast kitchen, thoughtfully designed with a central island, high-quality integrated appliances, and ample space for dining and entertaining. The dual aspect living room, which extends to over 7m long, features large windows that flood the space with natural light, creating a warm and inviting atmosphere. The property offers five well-proportioned bedrooms, two of which benefit from stylish en-suite shower rooms, providing privacy and convenience for family members or guests. The beautifully refitted family bathroom is finished to a high standard, featuring modern fixtures and fittings that ensure comfort and luxury. Additional highlights include a utility room, plentiful storage solutions, and tasteful décor throughout, all contributing to a home that is both functional and visually appealing. The large driveway at the front of the property provides off-road parking for four or more vehicles, ideal for families or those who regularly entertain visitors and provides access to the double garage which has a door leading into the kitchen.



Situated in a sought-after residential location, this home offers easy access to local amenities, reputable schools, and excellent transport links, making it a superb choice for growing families or professionals seeking a spacious and versatile living environment. This property represents a rare opportunity to acquire a home of this calibre without the complications of an onward purchase, allowing for a straightforward and efficient moving process.

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: G

Tenure: Freehold



- Five Bedroom Detached House
- No Onward Chain
- Open Plan Breakfast Kitchen with Island and Doors to Rear Garden
- Through Living Room
- Two En-Suite Bedrooms
- Beautifully Refitted Family Bathroom
- Landscaped Rear Garden
- Large Driveway with Parking for 4+ Vehicles
- Double Garage



HALLWAY

WC

LIVING ROOM

11' 7" x 26' 3" (3.53m x 7.99m)

BREAKFAST KITCHEN

26' 7" x 10' 0" (8.10m x 3.04m)

INTEGRAL DOUBLE GARAGE

17' 0" x 15' 7" (5.19m x 4.76m)

FIRST FLOOR

BEDROOM ONE

12' 0" x 15' 5" (3.65m x 4.69m)

ENSUITE

4' 2" x 7' 0" (1.27m x 2.13m)

BEDROOM TWO

9' 0" x 14' 6" (2.74m x 4.41m)

ENSUITE

5' 3" x 9' 1" (1.59m x 2.77m)

BEDROOM THREE

13' 8" x 9' 10" (4.16m x 3.00m)

BEDROOM FOUR

12' 4" x 8' 10" (3.77m x 2.69m)

BEDROOM FIVE

10' 9" x 8' 9" (3.28m x 2.66m)

BATHROOM

8' 10" x 6' 9" (2.68m x 2.06m)

TOTAL SQUARE FOOTAGE

199.0 sq.m (2143 sq.ft) approx.



OUTSIDE THE PROPERTY

LARGE DRIVEWAY

LANDSCAPED REAR GARDEN WITH PATIO AREA

ITEMS INCLUDED IN THE SALE

SIEMENS Integrated oven, SIEMENS Integrated hob, SIEMENS Microwave, HOTPOINT Fridge, CAPLE Freezer, SIEMENS Dishwasher, All Blinds and Light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

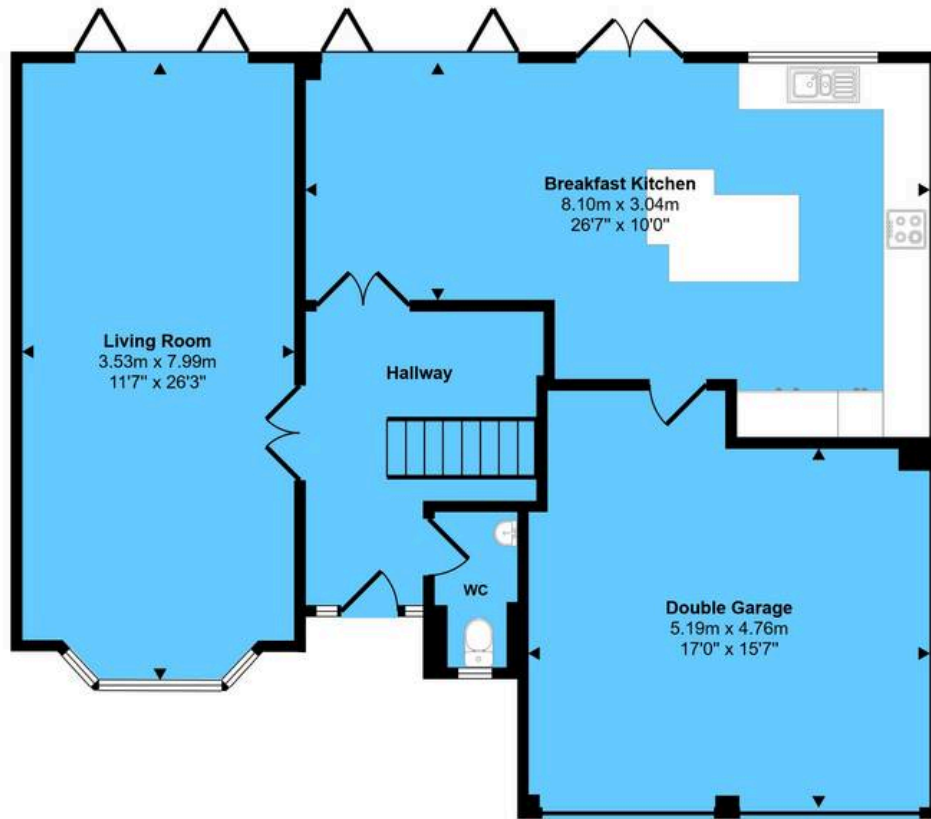
Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – part boarded.

INFORMATION FOR POTENTIAL BUYERS

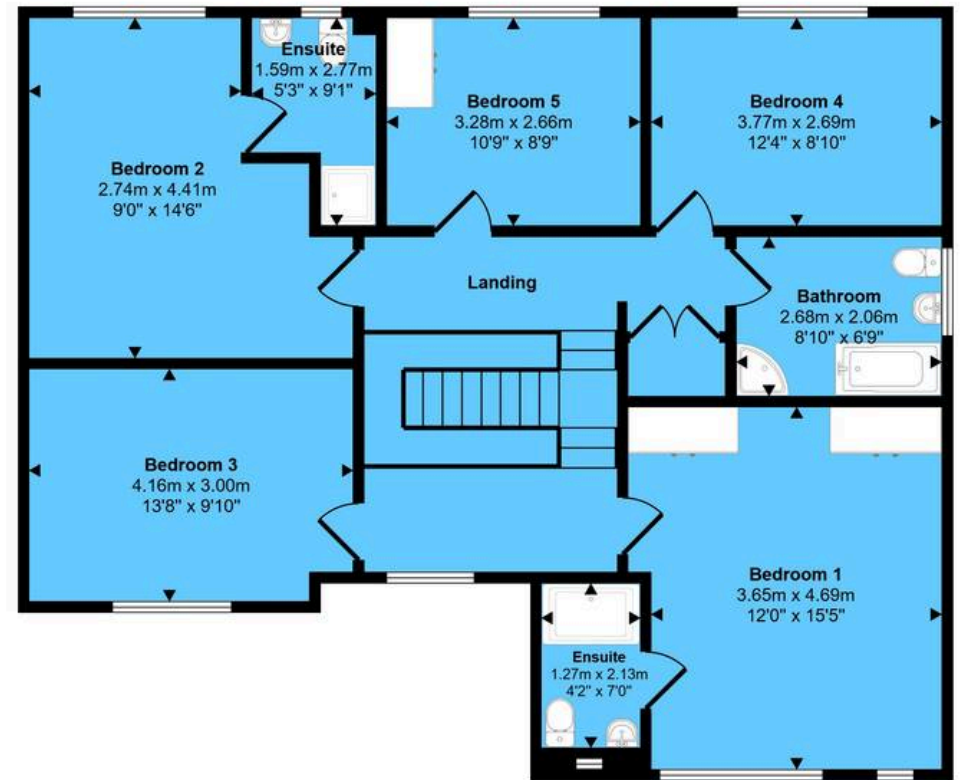
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area
199 sq m / 2143 sq ft



Ground Floor
Approx 100 sq m / 1081 sq ft



First Floor
Approx 99 sq m / 1061 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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