



## Needlers End Lane, Balsall Common

Offers in Region of £995,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Providing over 3000 sq ft of living accommodation this beautifully presented six bedroom detached property has been modernised and extended by the present owner regardless of cost and provides a ready to move into home in the centre of the village with the benefit of a ground floor annex.

Being available to purchase with no onward chain the property benefits from underfloor heating across the whole of the ground floor (also in the first floor en-suites & bathroom), solar powered water heating and electric gates.

In summary, accommodation provides potential purchasers with:- entrance hallway, dual aspect lounge, large dining room, breakfast kitchen, utility room and a ground floor annexe which can be accessed from it's own front door with a large living room and a double bedroom with en-suite facilities.

On the first floor there are four double bedrooms (2 x en-suite), family bathroom with a further bedroom on the second floor with its own WC.

Outside, there is an exceptionally private rear garden with a double width timber framed gazebo with tiled roof, integrated speakers, electricity and running water.

Additionally, there is a detached garage with workshop area, two large garden store rooms and a gated driveway with parking for several vehicles. Viewing is strictly by appointment with Xact 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 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

- Six Bedroom Detached House
- Over 3000 sq ft
- Ground Floor Annexe with Own Front Door
- Three En-Suite Bedrooms
- Well Presented Throughout
- Exceptionally Private Rear Garden
- Gated Driveway With Detached Double Garage





## **ENTRANCE HALLWAY**

### **LOUNGE**

23' 11" x 10' 6" (7.30m x 3.20m)

### **DINING ROOM**

16' 5" x 11' 8" (5.00m x 3.55m)

### **BREAKFAST KITCHEN**

24' 7" x 20' 4" (7.50m x 6.20m)

### **UTILITY ROOM**

12' 8" x 7' 3" (3.85m x 2.20m)

## **GROUND FLOOR ANNEXE**

### **LIVING ROOM**

28' 10" x 16' 1" (8.80m x 4.90m)

### **BEDROOM ONE**

13' 9" x 12' 6" (4.20m x 3.80m)

### **EN-SUITE**

7' 3" x 6' 11" (2.21m x 2.10m)

## **FIRST FLOOR**

### **BEDROOM TWO**

16' 9" x 15' 1" (5.10m x 4.60m)

### **EN-SUITE**

6' 11" x 6' 7" (2.10m x 2.00m)

### **BEDROOM THREE**

17' 5" x 11' 6" (5.30m x 3.50m)

### **EN-SUITE**

6' 6" x 4' 6" (1.97m x 1.38m)

### **BEDROOM FOUR**

12' 1" x 10' 4" (3.68m x 3.15m)

### **BEDROOM FIVE**

10' 6" x 13' 0" (3.20m x 3.95m)

### **BATHROOM**

8' 6" x 6' 7" (2.60m x 2.00m)



## **SECOND FLOOR**

### **BEDROOM SIX**

21' 10" x 18' 10" (6.65m x 5.75m)

### **WC**

7' 1" x 3' 9" (2.15m x 1.15m)

## **OUTSIDE THE PROPERTY**

### **GARAGE**

16' 7" x 13' 5" (5.05m x 4.10m)

### **STORE**

### **WORKSHOP AREA**

15' 1" x 5' 11" (4.60m x 1.80m)

### **STORE ROOM**

### **PRIVATE REAR GARDEN**

### **DOUBLE WIDTH TIMBER FRAMED GAZEBO**

### **PARKING FOR SEVERAL VEHICLES**



#### **ITEMS INCLUDED IN SALE**

Dishwasher, all carpets, all blinds, solar panels, underfloor heating and the garden buildings.

#### **ADDITIONAL INFORMATION**

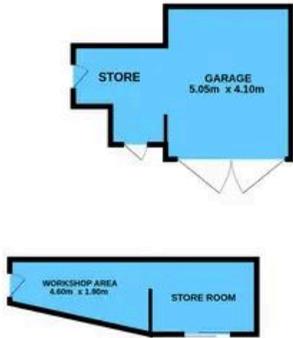
Services – mains gas, electricity and mains sewers.  
Broadband – BT.

#### **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.



GARAGE & OUTBUILDINGS



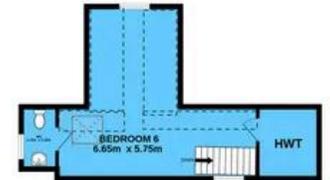
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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# Xact Homes

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