



**Needlers End Lane, Balsall Common**

Offers Over **£500,000**







## PROPERTY OVERVIEW

This well proportioned traditional four bedroom detached property is ideally located for access to the village centre and local schools and has further scope to extend to the rear (STPP) or remodel internally. The property offers an ideal opportunity to acquire a family home with good size rear garden backing onto open fields and in summary provides potential purchasers with:- enclosed porch, entrance hallway, large living room overlooking the rear garden, dining room, fitted breakfast kitchen, guest WC, four bedrooms and a family shower room.

Outside, the property has a generous rear garden which is mainly lawned with a paved patio area, and to the front of the property there is driveway parking providing access to a single garage.

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: E

Tenure: Freehold

- Traditional Detached House
- Potential to Extend (STPP)
- Ideally Located for Access to Schools & Village Centre
- Living Room, Dining Room & Breakfast Kitchen
- Garage & Driveway Parking
- Good Size Rear Garden
- Four Bedrooms (Three x Doubles)







#### **ENTRANCE PORCH**

#### **ENTRANCE HALL**

#### **WC**

7' 3" x 4' 11" (2.20m x 1.50m)

#### **BREAKFAST KITCHEN**

14' 1" x 9' 10" (4.30m x 3.00m)

#### **DINING ROOM**

12' 0" x 11' 10" (3.65m x 3.60m)

#### **LIVING ROOM**

17' 7" x 11' 2" (5.35m x 3.40m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

12' 0" x 12' 0" (3.65m x 3.65m)

#### **BEDROOM TWO**

14' 1" x 10' 0" (4.30m x 3.05m)

#### **BEDROOM THREE**

12' 0" x 10' 0" (3.65m x 3.05m)

#### **BEDROOM FOUR**

8' 2" x 5' 7" (2.50m x 1.70m)

#### **SHOWER ROOM**

9' 10" x 5' 11" (3.00m x 1.80m)

#### **TOTAL SQUARE FOOTAGE**

113.0 sq.m (1216 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **GARAGE**

15' 1" x 8' 2" (4.60m x 2.50m)

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **GARDEN**

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

Free standing cooker, extractor, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in two bedrooms.

### **ADDITIONAL INFORMATION**

Services - mains water (with water meter), sewers and electricity. Central heating - gas. Broadband - FTTC (fibre to the cabinet).

### **INFORMATION FOR POTENTIAL BUYERS**

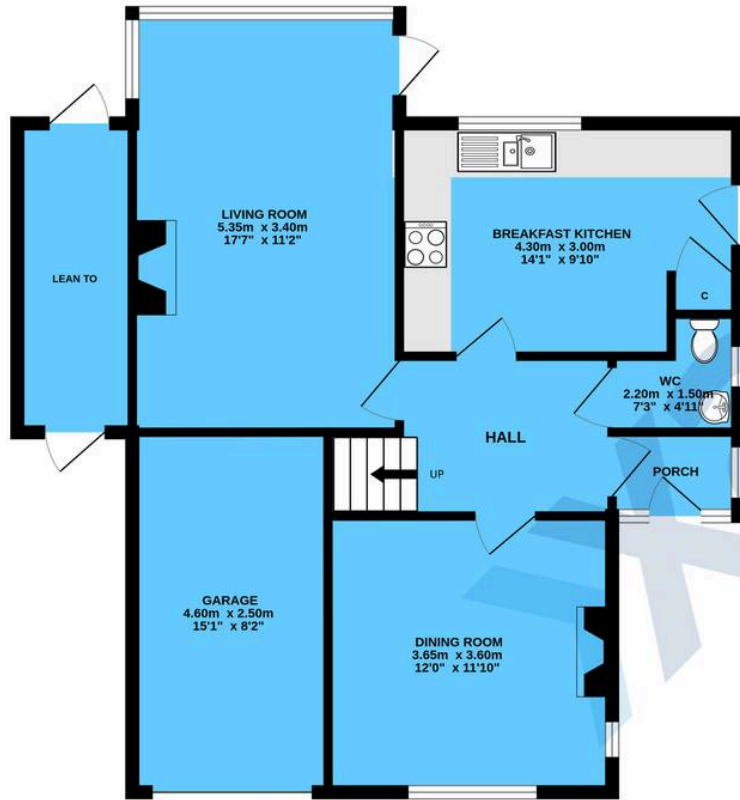
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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.



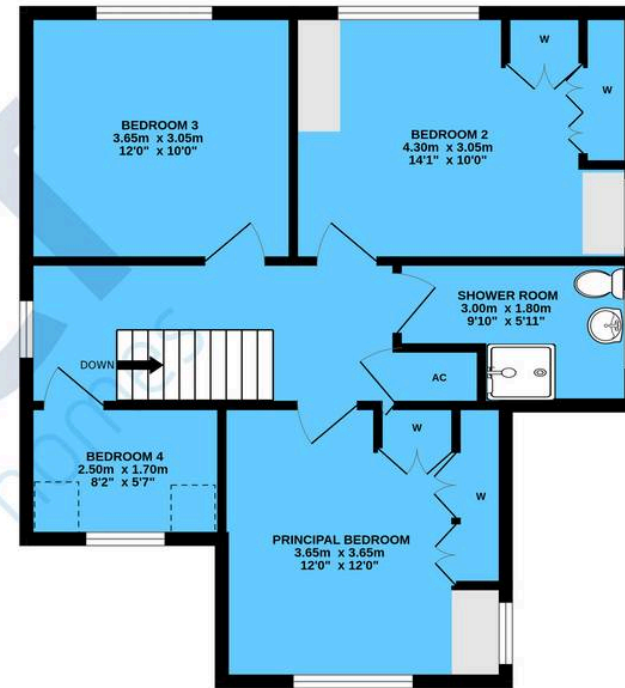




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 113.0 sq.m. (1216 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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