



Green Lane, Balsall Common

Guide Price £750,000



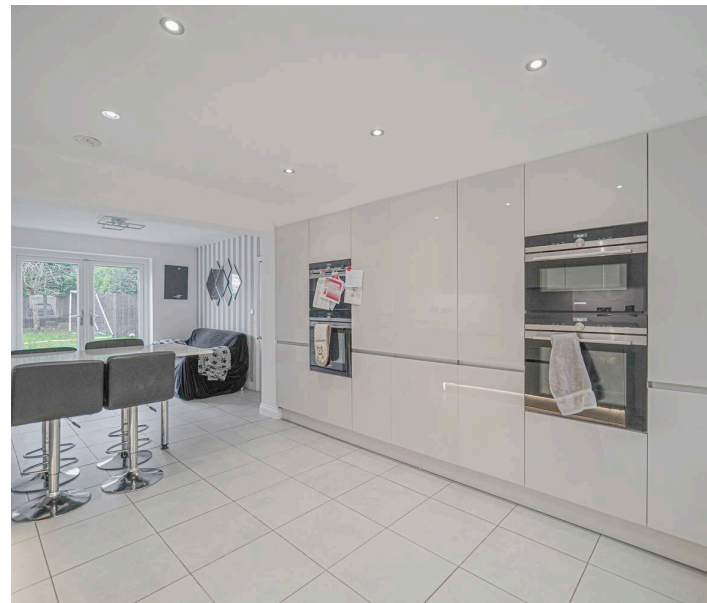
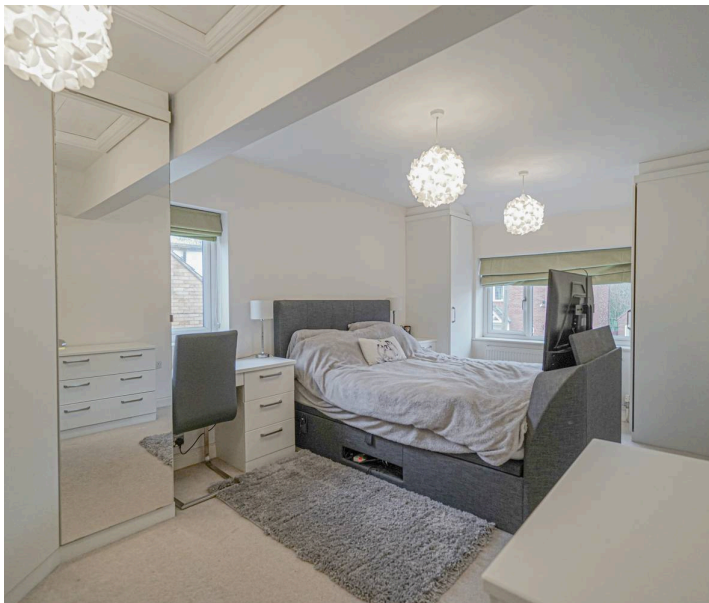


## PROPERTY OVERVIEW

This beautifully presented four bedroom detached property is discreetly located in the centre of Balsall Common and is ideally located for access to the village centre, Berkswell train station & Lavender Hall Park. Having been fully renovated by the present owners, the property is now a ready-to-move-into family home offering approximately 1900 sqft of living accommodation which, in summary, offers potential purchasers:- entrance hallway, open plan breakfast kitchen, large living room (which could be sub-divided into two if required), dining / play room, utility room and on the first floor four double bedrooms (2 with en-suite) and a family bathroom.

Outside, there is a wide driveway to the front which allows parking for multiple vehicles, an integral garage and a wide westerly facing rear garden.

Viewing is by highly recommended and is strictly by appointment only with Xact Homes 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

- Four Bedroom Detached House
- Beautifully Presented Throughout
- Re-Fitted Breakfast Kitchen + Utility Room
- Dual Aspect Living Room + Dining / Play Room
- Four Double Bedrooms (2 x En-Suite)
- Modern Family Bathroom
- Integral Garage & Extensive Driveway Parking
- Westerly Facing Rear Garden
- Ideally Positioned for Village Centre, Train Station & Lavender Hall Park





**ENTRANCE HALLWAY**

**LIVING ROOM**

27' 10" x 14' 9" (8.48m x 4.50m)

**BREAKFAST KITCHEN**

27' 9" x 11' 4" (8.45m x 3.45m)

**UTILITY ROOM**

9' 10" x 9' 10" (3.00m x 3.00m)

**WC**

**DINING / PLAY ROOM**

13' 1" x 9' 10" (4.00m x 3.00m)

**INTEGRAL GARAGE**

17' 9" x 9' 6" (5.40m x 2.90m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

16' 9" x 9' 6" (5.10m x 2.90m)

**ENSUITE**

8' 8" x 6' 1" (2.65m x 1.85m)

**BEDROOM TWO**

11' 0" x 10' 2" (3.35m x 3.10m)

**ENSUITE**

6' 1" x 2' 6" (1.85m x 0.75m)

**BEDROOM THREE**

14' 3" x 12' 8" (4.35m x 3.85m)

**BEDROOM FOUR**

12' 8" x 11' 0" (3.85m x 3.35m)

**BATHROOM**

10' 2" x 6' 1" (3.10m x 1.85m)

**TOTAL SQUARE FOOTAGE**

183.4 sq.m (1974 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**WESTERLY FACING GARDEN**

## **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, microwave, fridge, freezer, dishwasher, all carpets, all blinds, fitted wardrobes in two bedrooms and underfloor heating.

## **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity.

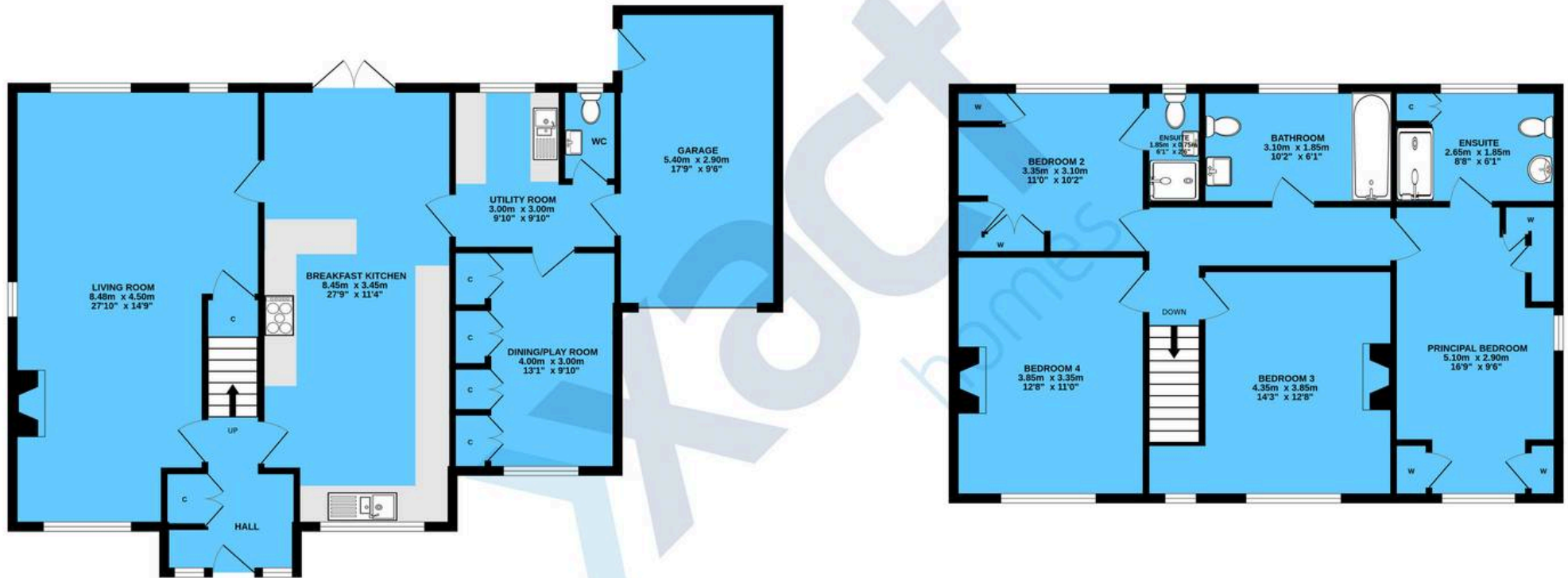
## **INFORMATION FOR POTENTIAL BUYERS**

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



TOTAL FLOOR AREA : 183.4 sq.m. (1974 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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