



Benton Green Lane, Berkswell  
£750,000





## PROPERTY OVERVIEW

A rare opportunity to acquire a traditional double fronted detached property in a semi-rural location with views over open countryside and a large rear garden. Being well maintained but with further scope for updating and extension (STPP) and being available to purchase with no onward chain the property provides potential purchasers with; enclosed porch, entrance hallway, living room, dining room, re-fitted breakfast kitchen, conservatory, guest WC, three double bedrooms (1 x en-suite) and a family bathroom.

Outside the property has a large landscaped garden with patio area, raised vegetable beds, natural pond and a large grassed area. To the front of the property there is driveway parking for multiple vehicles and a detached single garage.

Viewing is strictly by appointment only with Xact on 01676 534 411.







## PROPERTY LOCATION

To reach the property leave Balsall Common on Station Road heading towards Berkswell train station. Proceed under the bridge and along Truggist Lane until you reach the T-Junction with Spencers Lane. At the junction turn right and proceed 500m to the mini roundabout, take the first exit (left) on the B4101. Continue up Tanners Lane & take the first turn on the left into Benton Green Lane, the property is approximately 1/2 mile on the left hand side.

Council Tax band: D

Tenure: Freehold

- Traditional Detached House
- Semi-Rural Location
- Three Bedrooms (1 x En-Suite)
- Living Room, Dining Room & Conservatory
- Potential to Refurbish & Extend (STPP)
- Detached Single Garage
- Large Rear Garden







## **PORCH**

## **ENTRANCE HALLWAY**

## **LIVING ROOM**

13' 11" x 12' 6" (4.24m x 3.81m)

## **DINING ROOM**

11' 6" x 10' 8" (3.51m x 3.25m)

## **BREAKFAST KITCHEN**

12' 6" x 12' 4" (3.81m x 3.76m)

## **EXTENDED KITCHEN AREA**

9' 10" x 8' 2" (3.00m x 2.49m)

## **CONSERVATORY**

16' 1" x 12' 10" (4.90m x 3.91m)

## **WC**

## **FIRST FLOOR**

## **BEDROOM ONE**

12' 4" x 10' 8" (3.76m x 3.25m)

## **ENSUITE**

## **BEDROOM TWO**

11' 6" x 10' 8" (3.51m x 3.25m)

## **BEDROOM THREE**

12' 4" x 11' 0" (3.76m x 3.35m)

## **BATHROOM**

## **OUTSIDE THE PROPERTY**

## **GARAGE**

15' 11" x 9' 4" (4.85m x 2.84m)

## **TOTAL SQUARE FOOTAGE**

157.8 sq.m (1699 sq.ft) approx.

## **LARGE LANDSCAPED GARDEN WITH PATIO AREA**

## **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**





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

Neff integrated oven, Neff integrated hob, extractor, Neff microwave, Neff freezer, Neff fridge/freezer, Neff dishwasher, Neff washing machine, Neff tumble dryer, underfloor heating, garden shed, greenhouse, electric garage door, all carpets, curtains and blinds, some light fittings and fitted wardrobes in three bedrooms.

#### **ADDITIONAL INFORMATION**

Services – mains water, gas, electricity and sewers.  
Broadband – cable. Loft space – 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.

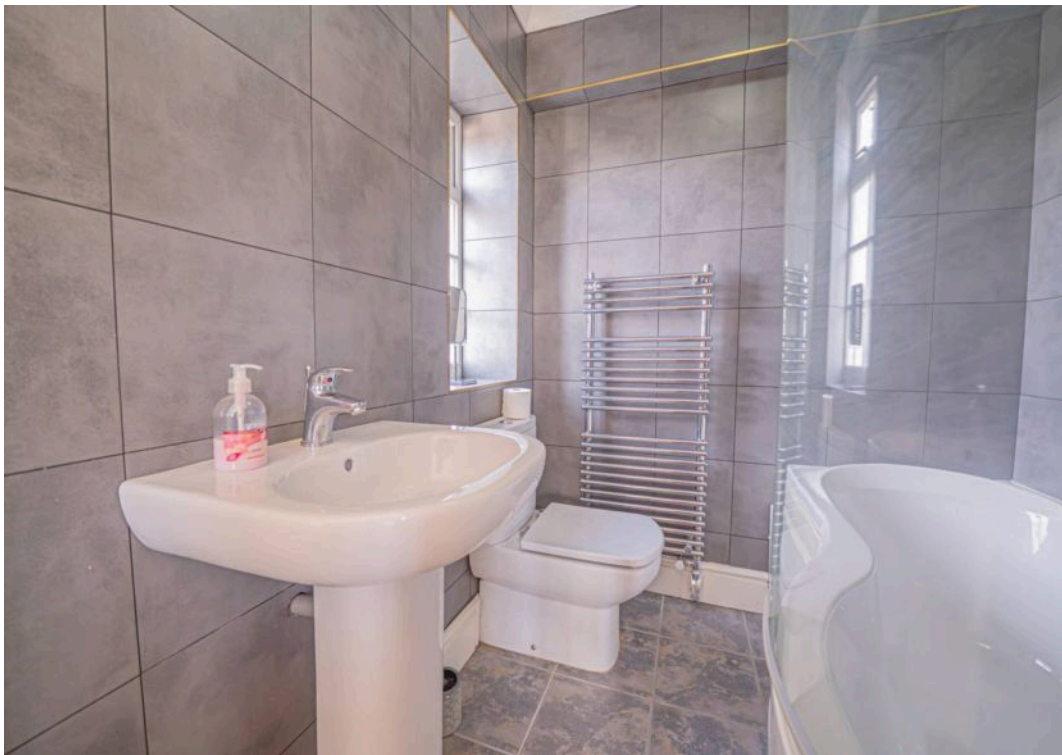
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.

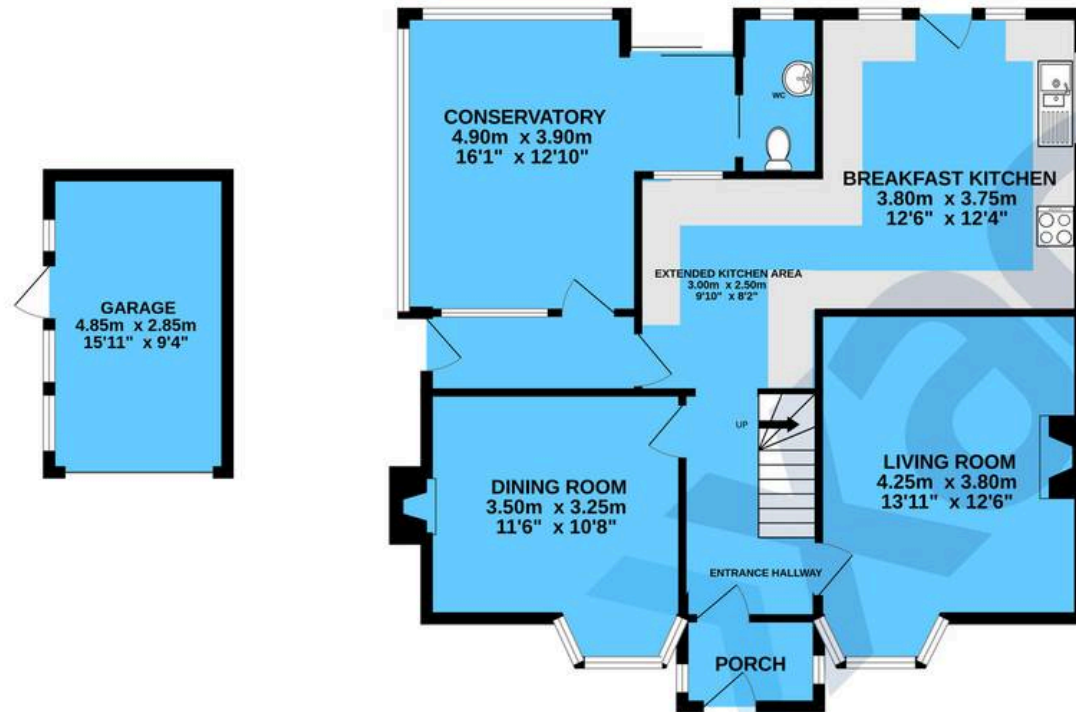
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 157.8 sq.m. (1699 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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# Xact Homes

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