



## Kelsey Lane, Balsall Common

Offers in Region of £1,195,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Standing within a large West facing plot of just over half an acre and being privately situated away from the road is this beautifully presented five bedroom family home which currently provides approximately 2700sq ft of living accommodation with further scope to extend subject to the necessary planning consents. The property has been modernised throughout by the present owners and provides a ready to move into home with the benefit of a recently re-fitted kitchen and updated bathroom & en-suite (teenager/granny annexe). In summary the accommodation provides potential purchasers with:- enclosed porch, entrance hallway, large dual aspect living room, dining/family room, study, library, re-fitted breakfast kitchen with walk in pantry, boot room & utility room and a ground floor double bedroom with en-suite bathroom. To the first floor there are four well proportioned bedrooms and a modern family bathroom.





Outside the property has a long driveway with turning circle & parking for multiple vehicles, a double garage and a wide private West facing rear garden with extensive patio area, established trees & shrubs and full height fencing to all sides.

To view this superb family home please contact Xact Homes on 01676 524 411.

#### 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. There are bus services from the village to local private schools as well as a regular service to Solihull and Coventry.

Council Tax band: G

Tenure: Freehold



- Secluded Five Bedroom Detached House
- Plot of Over Half An Acre
- Beautifully Presented Throughout
- Potential to Extend STPP
- Recently Re-Fitted Breakfast Kitchen
- Approximately 2700 sq ft
- Ground Floor En-Suite Bedroom
- Large West Facing Rear Garden
- Driveway Parking for Multiple Vehicles



**PORCH**

**ENTRANCE HALLWAY**

**WC**

**LIVING ROOM**

22' 2" x 17' 5" (6.76m x 5.31m)

**DINING/FAMILY ROOM**

22' 2" x 11' 6" (6.76m x 3.51m)

**STUDY**

14' 9" x 6' 7" (4.50m x 2.01m)

**LIBRARY**

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

**BREAKFAST KITCHEN**

21' 8" x 14' 9" (6.60m x 4.50m)

**PANTRY**

**BOOT ROOM**

11' 4" x 5' 9" (3.45m x 1.75m)

**UTILITY**

15' 5" x 6' 7" (4.70m x 2.01m)

**BEDROOM ONE**

15' 3" x 14' 5" (4.65m x 4.39m)

**ENSUITE WITH WALK IN SHOWER**

**FIRST FLOOR**

**BEDROOM TWO**

15' 5" x 13' 5" (4.70m x 4.09m)

**BEDROOM THREE**

15' 9" x 11' 2" (4.80m x 3.40m)

**BEDROOM FOUR**

15' 7" x 6' 7" (4.75m x 2.01m)

**BEDROOM FIVE**

11' 0" x 9' 10" (3.35m x 3.00m)

**BATHROOM**

10' 10" x 6' 1" (3.30m x 1.85m)

**OUTSIDE THE PROPERTY****DOUBLE GARAGE WITH ELECTRIC UP AND OVER DOOR**

21' 4" x 19' 8" (6.50m x 5.99m)

**TOTAL SQUARE FOOTAGE**

255.0 sq.m (2745 sq.ft) approx.

**LONG DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES****WIDE PRIVATE GARDEN WITH EXTENSIVE PATIO AREA****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, underfloor heating, garden shed, electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in three bedrooms.

**ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Loft space - part boarded.

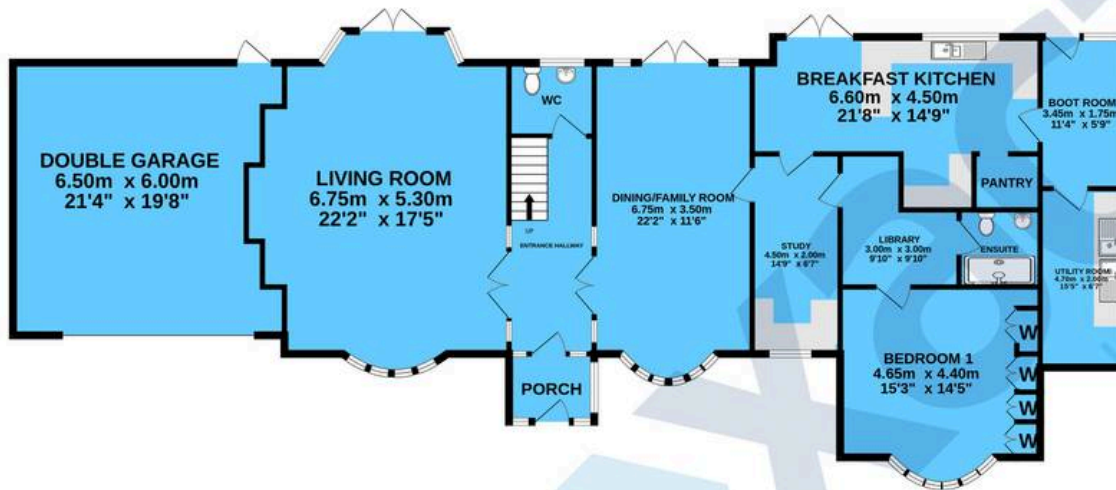


#### **INFORMATION FOR POTENTIAL BUYERS**

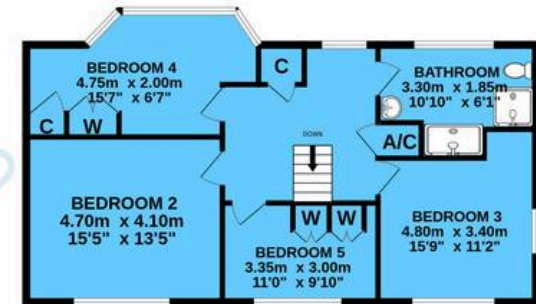
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 255.0 sq.m. (2745 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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