

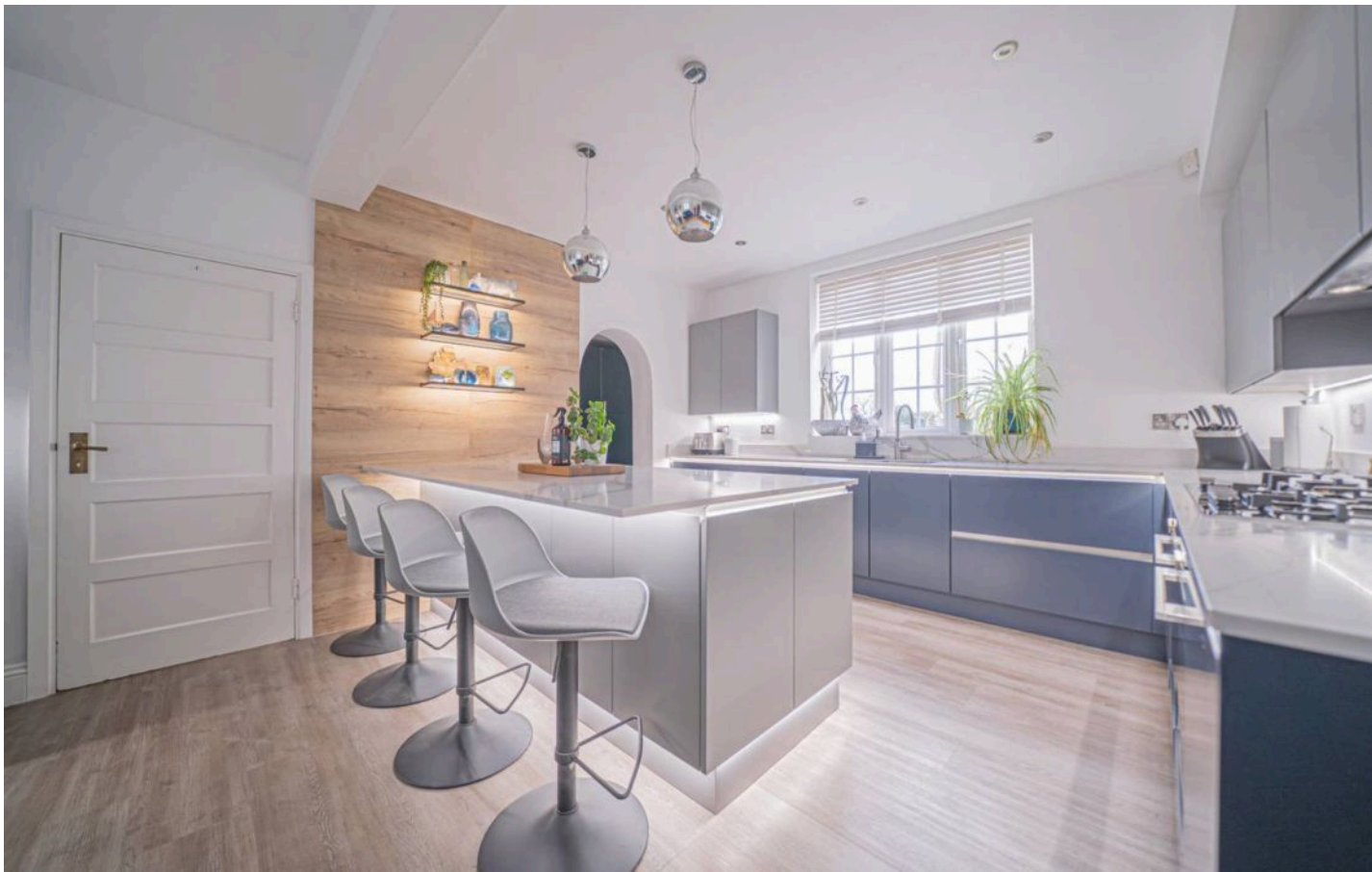


Station Road, Balsall Common

Offers in Region of £1,200,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Originally built in 1904, this exceptional 5 / 6 bedroom property has been beautifully extended and modernised and is located within walking distance of Balsall Common village centre and Berkswell train station. Offering generous living accommodation for a large family, the property is set behind a wide frontage and has a spacious driveway to the side, along with additional parking behind the garage, providing ample parking for multiple vehicles. It also benefits from far reaching views over open fields at the rear.

Internally, the property boasts high ceilings and period features, consistent with a property of this era, whilst having been modernised and maintained to the highest standards by the present owners. There is further scope to extend the property subject to the necessary planning permissions, whilst the accommodation briefly affords:- entrance hallway with tiled floor, four reception rooms, including living room, dining room, study and large games room, breakfast kitchen with walk-in pantry, utility room, rear hall with door to the garden and guest cloak room. To the first floor lies the master bedroom with a luxury ensuite, a further three double bedrooms and a family bathroom. To the second floor there is a further bedroom with an ensuite.





One of the outstanding features of this stunning period property is the large Southerly facing private rear garden, which is beautifully landscaped with mature shrubs and trees, a patio area and a pond, boasting far reaching views over open fields. 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: G

Tenure: Freehold



- Edwardian Detached House
- Over 3400 sq ft Of Living Space
- Beautifully Presented Throughout
- Four Large Reception Rooms
- Five / Six Bedrooms (2 x Ensuite)
- Generous Southerly Facing Rear Garden
- Ideally Positioned For Access To Berkswell Train Station
- Parking At Rear As Well As A Large Driveway With Ample Parking



ENTRANCE HALL

CLOAKROOM

WC

DINING ROOM

21' 4" x 13' 0" (6.50m x 3.95m)

GAMES ROOM

24' 7" x 12' 2" (7.50m x 3.70m)

LIVING ROOM

14' 9" x 13' 1" (4.50m x 4.00m)

BREAKFAST KITCHEN

17' 9" x 13' 0" (5.40m x 3.95m)

WALK-IN PANTRY

REAR HALL

STUDY

13' 1" x 10' 0" (4.00m x 3.05m)

UTILITY ROOM

13' 1" x 7' 3" (4.00m x 2.20m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 1" x 12' 0" (5.50m x 3.65m)

DRESSING ROOM

12' 10" x 6' 11" (3.90m x 2.10m)

ENSUITE

12' 0" x 4' 8" (3.65m x 1.43m)

BEDROOM TWO

14' 11" x 13' 9" (4.55m x 4.20m)

BEDROOM THREE

12' 10" x 10' 6" (3.90m x 3.20m)

BALCONY



BEDROOM FOUR

12' 0" x 8' 8" (3.65m x 2.65m)

BATHROOM

8' 8" x 8' 2" (2.65m x 2.50m)

SECOND FLOOR

BEDROOM FIVE

13' 0" x 9' 9" (3.95m x 2.98m)

ENSUITE

7' 7" x 4' 7" (2.30m x 1.40m)

BEDROOM SIX

14' 9" x 14' 7" (4.50m x 4.45m)

OUTSIDE THE PROPERTY

GARAGE

9' 10" x 32' 10" (3.00m x 10.00m)

TOTAL SQUARE FOOTAGE

321.8 sq.m (3463 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SECURE GATED PARKING

SOUTH FACING LANDSCAPED GARDEN

PATIO AREA

POND



ITEMS INCLUDED IN THE SALE

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

ADDITIONAL INFORMATION

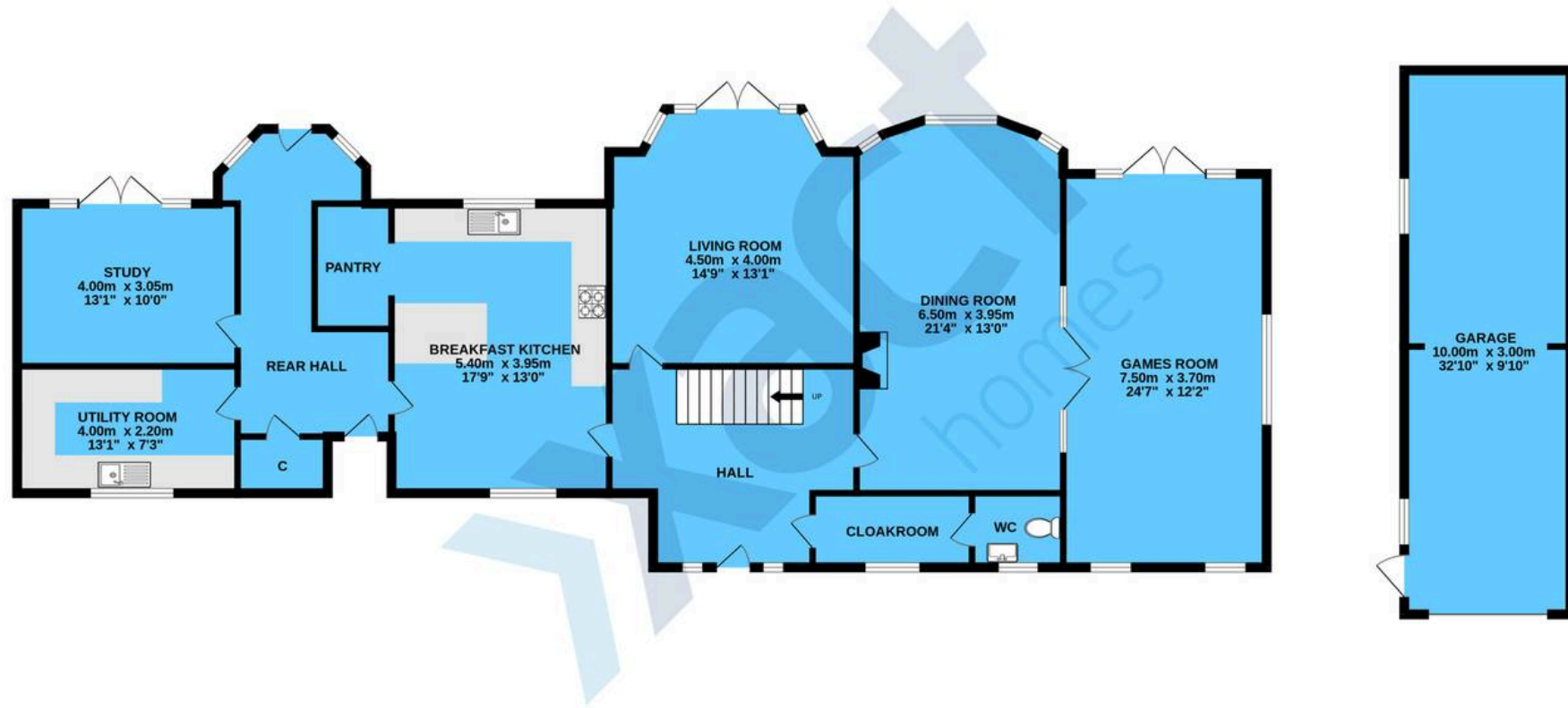
Services - direct mains water (with water meter), sewers and electricity. Broadband - Cable. Loft - boarded.

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



TOTAL FLOOR AREA : 179.8 sq.m. (1935 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.

Made with Metropix ©2025

Xact Homes

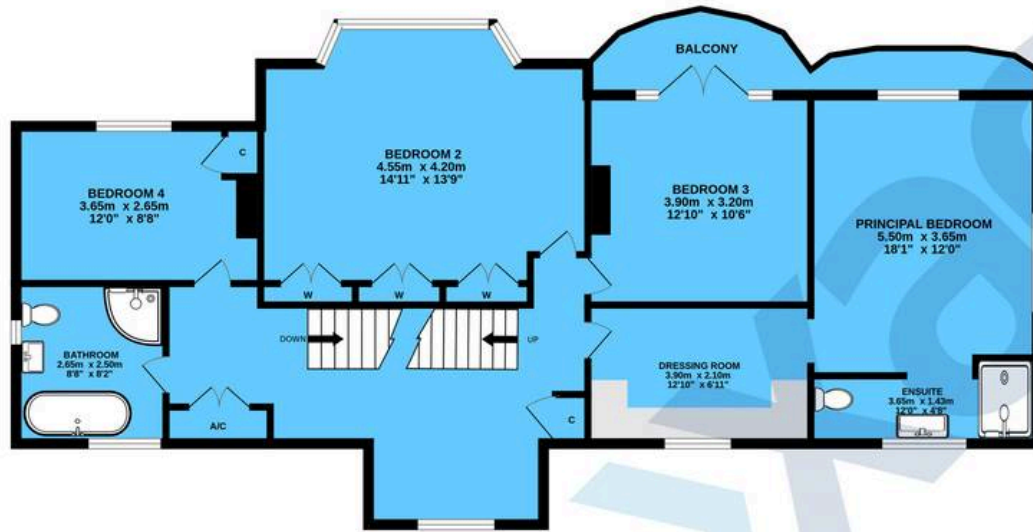
170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

xact
EXCLUSIVE



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 142.0 sq.m. (1528 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.

Made with Metropix ©2025

Xact Homes

170 Station Road, Balsall Common – CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

xact
EXCLUSIVE

