



Needlers End Lane, Balsall Common  
£320,000





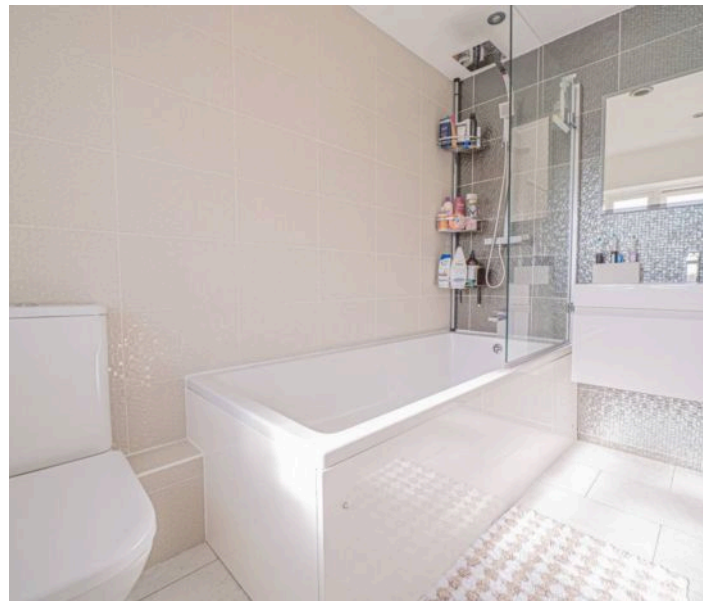


## PROPERTY OVERVIEW

This three bedroom mid terraced property is beautifully presented throughout and provides an exceptional value family home in ready-to-move-into condition. Being located just off Balsall Street & within walking distance of Willow Park, this deceptively spacious home offers potential purchasers:- enclosed porch, open plan breakfast kitchen, living room overlooking the rear garden, large utility room, guest WC, three well proportioned bedrooms and a modern family bathroom.

Outside, the property has a private south easterly facing garden, which is mainly laid with lawn and boasts a patio area. It also benefits from raised borders with fruit and veg planters containing strawberries, raspberries, blackberries and sprouts.

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: C

Tenure: Freehold

- Three Bedroom Mid-Terrace
- Well Presented Throughout
- Living Room Overlooking Rear Garden
- Breakfast Kitchen
- Large Utility & Guest WC
- Three Double Bedrooms
- Modern Family Bathroom
- Good Size Rear Garden







## **ENTRANCE PORCH**

## **WC**

## **BREAKFAST KITCHEN**

22' 0" x 11' 10" (6.70m x 3.60m)

## **UTILITY ROOM**

16' 5" x 5' 11" (5.00m x 1.80m)

## **LIVING ROOM**

14' 11" x 11' 0" (4.55m x 3.35m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

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

## **BEDROOM TWO**

12' 0" x 11' 0" (3.65m x 3.35m)

## **BEDROOM THREE**

11' 10" x 8' 8" (3.60m x 2.65m)

## **BATHROOM**

8' 10" x 5' 9" (2.70m x 1.75m)

## **TOTAL SQUARE FOOTAGE**

102.2 sq.m (1100 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **ON STREET PARKING**

## **SOUTH EASTERLY FACING GARDEN**

## **PATIO AREA**

## **RAISED BORDERS WITH FRUIT AND VEG PLANTERS**





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

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, all carpets, all blinds, all light fittings, fitted wardrobe in one bedroom, underfloor heating and garden shed.

#### **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – partially 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.

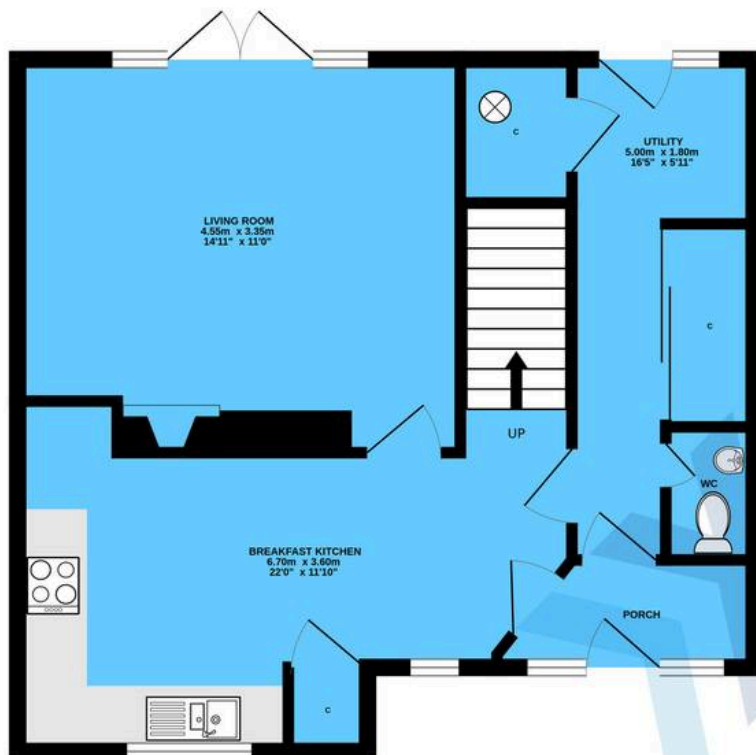
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



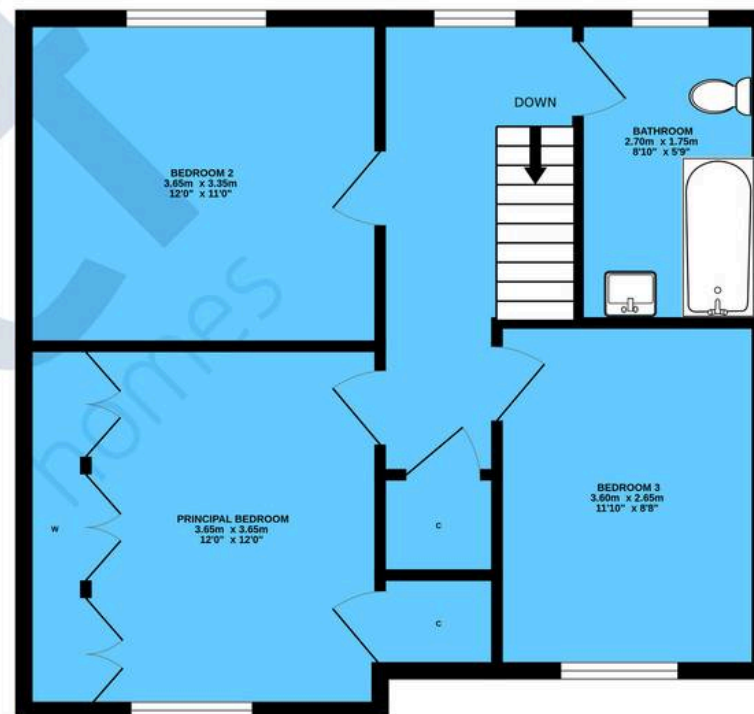




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 102.2 sq.m. (1100 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**  
HOMES

