



Balsall Street, Balsall Common

Guide Price £875,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

This one of a kind architect designed barn conversion offers the rare combination of character features, high quality fixtures & fittings (underfloor heating in kitchen & en-suite, oak flooring, hot water tap, integrated microwave) in a peaceful edge of village location. Set behind a secure gated entrance and being available to purchase with no onward chain the property provides potential purchasers with:- reception hallway, large living room with vaulted ceiling & exposed beams, breakfast kitchen with feature island and patio doors to the rear garden, utility room, guest WC, three ground floor bedrooms, shower room and to the first floor the principal bedroom with a large en-suite and mezzanine sitting area.

Outside there is a very private and surprisingly generous rear garden with patio area and full height hedging to three sides, to the front there is driveway parking for multiple vehicles, garage and covered car port.

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

- Architect Designed Four Bedroom Barn Conversion
- Beautifully Presented Throughout
- Living Room with Vaulted Ceiling & Exposed Beams
- Mezzanine Sitting Area
- Spacious Breakfast Kitchen with hi-end appliances
- No Onward Chain
- Three Ground Floor Bedrooms
- Private Rear Garden with Patio Area
- Secure Gated Driveway, Garage & Car Port





RECEPTION HALLWAY

LIVING ROOM

23' 2" x 15' 9" (7.06m x 4.80m)

BREAKFAST KITCHEN

19' 9" x 12' 11" (6.02m x 3.94m)

UTILITY ROOM

8' 6" x 5' 11" (2.59m x 1.80m)

WC

BEDROOM TWO

21' 4" x 9' 0" (6.50m x 2.74m)

INNER HALL

BEDROOM THREE

12' 5" x 9' 5" (3.78m x 2.87m)

BEDROOM FOUR

11' 1" x 7' 0" (3.38m x 2.13m)

SHOWER ROOM

FIRST FLOOR

PRINCIPAL BEDROOM

15' 9" x 10' 4" (4.80m x 3.15m)

ENSUITE

10' 4" x 9' 2" (3.15m x 2.79m)

SITTING AREA

15' 10" x 12' 8" (4.83m x 3.86m)



OUTSIDE THE PROPERTY

GARAGE

17' 3" x 9' 5" (5.26m x 2.87m)

TOTAL SQUARE FOOTAGE

242.0 sq.m (2605 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GENEROUS PRIVATE REAR GARDEN WITH PATIO AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, dishwasher, underfloor heating, all carpets and CCTV.

Fridge/freezer, furniture, shutters, blinds, curtains and washer machine (new in June 2025) and dryer (to be discussed).

ADDITIONAL INFORMATION

Services - water on a meter, mains electricity and sewers. Broadband - cable (Virgin).

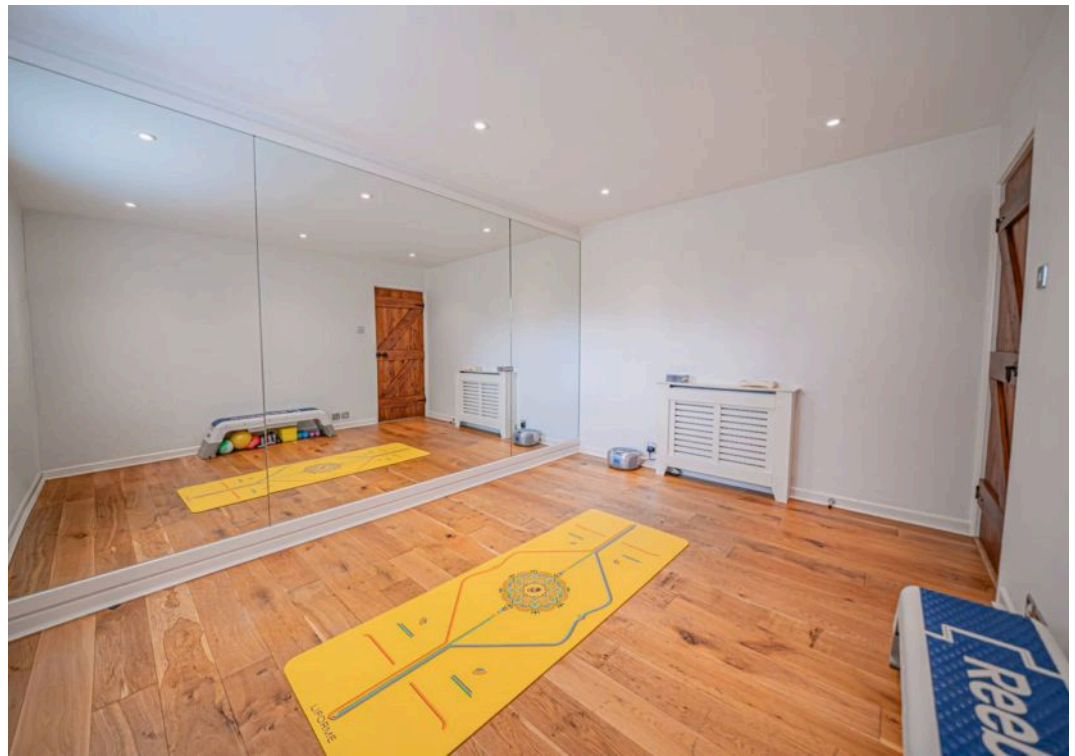


INFORMATION FOR POTENTIAL BUYERS

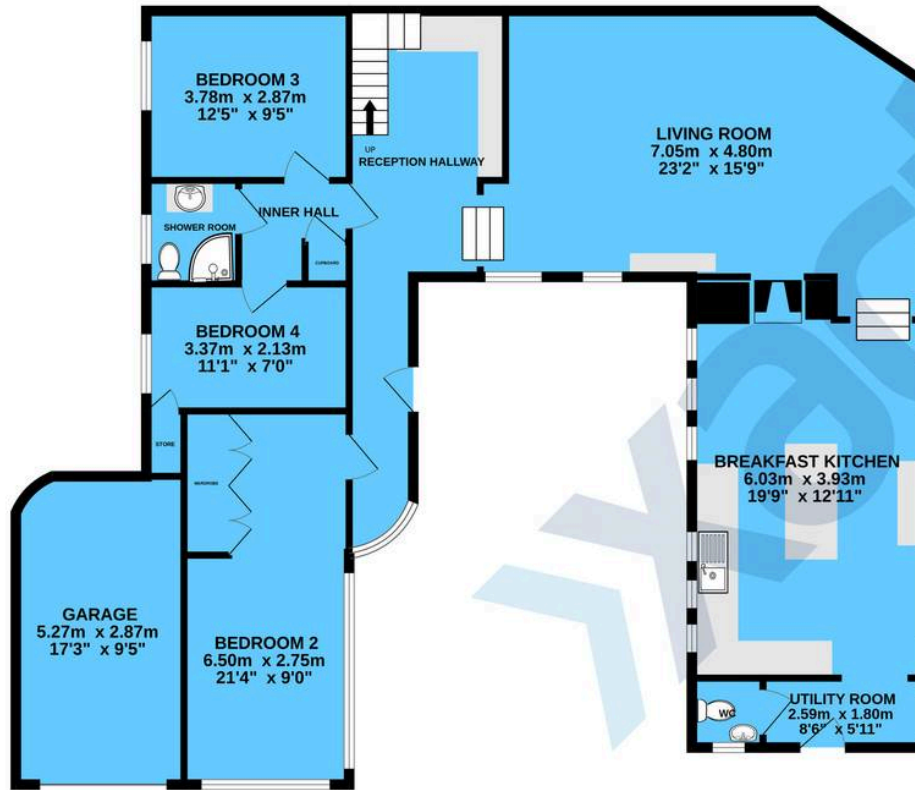
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

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.

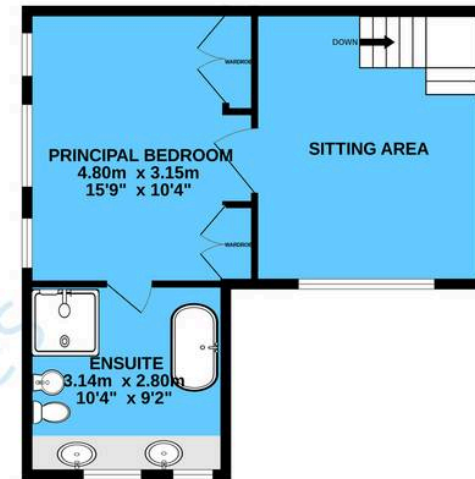




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 242.0 sq.m. (2605 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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