



Tanners Lane, Berkswell
£839,950





PROPERTY OVERVIEW

This very well presented and maintained five bedroom detached house is located just a short distance from Balsall Common and Berkswell and benefits from views across open fields to the rear. Being set back from the road behind a wide driveway that provides parking for multiple vehicles the property provides potential purchasers with:- large entrance hallway, dual aspect living room, open plan kitchen / dining & family room with feature island, utility room, guest WC, four double bedrooms (1 x en-suite) plus bedroom five / study and a modern family bathroom.

Outside the property has a well maintained garden overlooking open countryside to the rear which is mainly lawned being surrounded by established trees and shrubs with a paved patio area and a large storage shed. To the front of the property is a wide driveway providing parking for multiple vehicles with enough space to reverse and turn onto the road.

Viewing is by prior appointment with Xact on 01676 534 411.

- Five Bedroom Detached House
- Well Presented Throughout
- Open Plan Kitchen / Dining & Family Room
- Dual Aspect Living Room
- En-Suite Principal Bedroom
- Bedroom Five / Study
- Driveway Parking for Multiple Vehicles
- Overlooking Open Fields



PROPERTY LOCATION

The property is situated on the outskirts of Balsall Common / Berkswell, with both villages being a short drive away. 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: F

Tenure: Freehold

ENTRANCE HALLWAY

12' 4" x 10' 4" (3.76m x 3.15m)

WC

LIVING ROOM

21' 4" x 12' 2" (6.50m x 3.71m)

KITCHEN/DINING & FAMILY ROOM

KITCHEN AREA

13' 7" x 10' 1" (4.14m x 3.07m)

DINING AREA

17' 3" x 12' 5" (5.26m x 3.78m)

FAMILY AREA

16' 11" x 10' 0" (5.16m x 3.05m)

UTILITY ROOM

10' 2" x 6' 1" (3.10m x 1.85m)





FIRST FLOOR

PRINCIPAL BEDROOM

26' 3" x 10' 0" (8.00m x 3.05m)

ENSUITE

8' 5" x 6' 4" (2.57m x 1.93m)

BEDROOM TWO

15' 8" x 9' 10" (4.78m x 3.00m)

BEDROOM THREE

12' 4" x 11' 1" (3.76m x 3.38m)

BEDROOM FOUR

12' 4" x 11' 10" (3.76m x 3.61m)

BEDROOM FIVE/STUDY

10' 1" x 8' 3" (3.07m x 2.51m)

BATHROOM

9' 10" x 9' 2" (3.00m x 2.79m)

TOTAL SQUARE FOOTAGE

200.0 sq.m (2153 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED REAR GARDEN

PAVED PATIO AREA

ITEMS INCLUDED IN THE SALE

Free standing Britannia cooker, Britannia extractor, Bosch microwave, Neff fridge, Siemens dishwasher, underfloor heating (ensuite), garden shed, all carpets, blinds and light fittings, some curtains, car charging point (fitted 2023) and fitted wardrobes in three bedrooms.



ADDITIONAL INFORMATION

Services - mains gas and electricity. Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

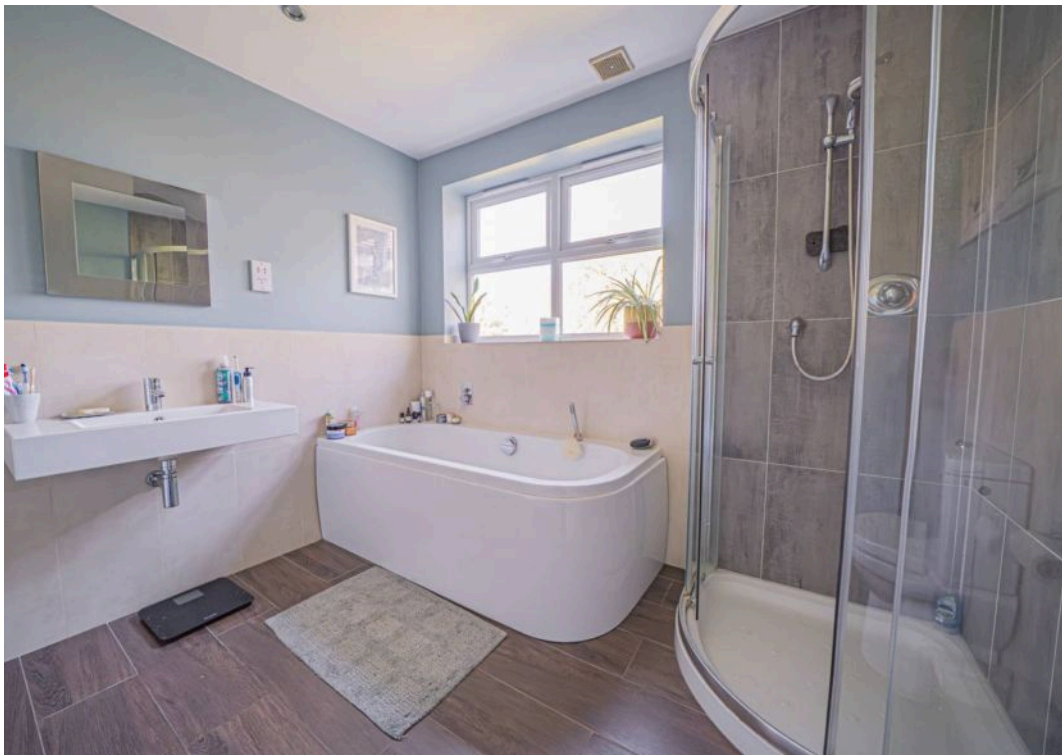
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

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

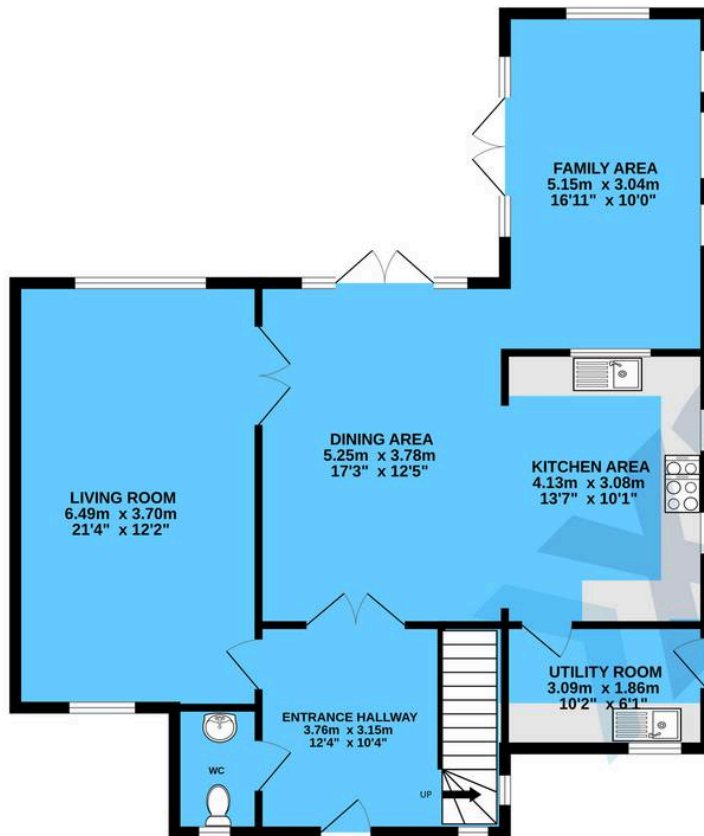
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

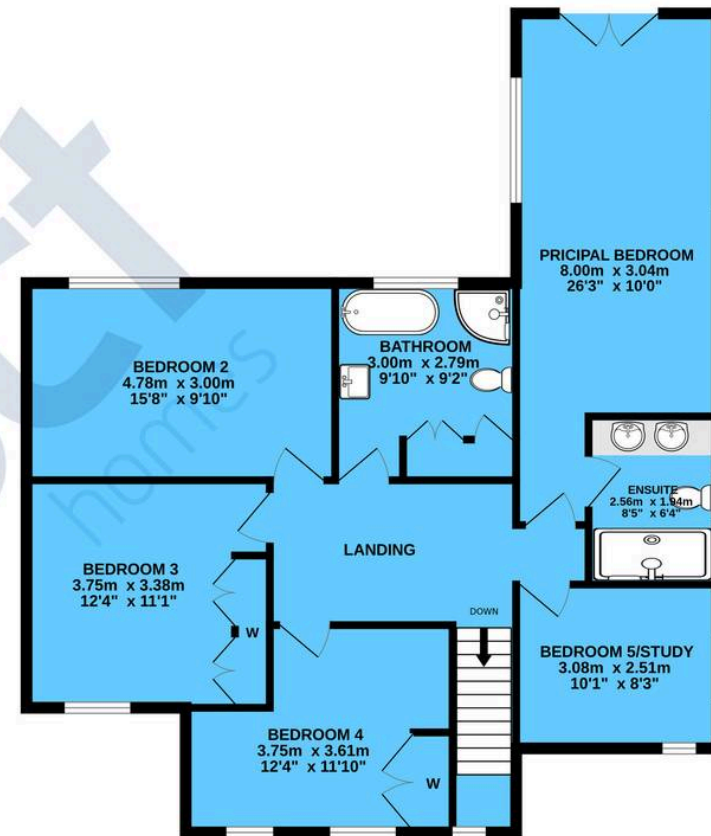
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 200.0 sq.m. (2153 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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