



Kelsey Lane, Balsall Common
£1,300,000





PROPERTY OVERVIEW

This exceptional six bedroom detached residence is discreetly positioned down a long driveway and offers a superb blend of style, space, and flexibility across more than 4,000 square feet of beautifully presented accommodation. Designed to an exacting standard, the property welcomes you into a grand entrance hall that sets the tone for the rest of the home. The heart of the house is the expansive open plan breakfast kitchen, featuring high quality fittings, an array of integrated appliances, and generous dining and living areas, ideal for both family life and entertaining guests.

The principal reception rooms are thoughtfully arranged to provide formal and informal spaces, each finished to a meticulous standard that reflects the property's overall elegance. The main house comprises six spacious bedrooms, (one being on the ground floor), each offering ample storage with five of the bedrooms having en-suite facilities that have been finished with contemporary fixtures and fittings.

An integral one bedroom annexe provides outstanding versatility, whether used as guest accommodation, a private retreat for extended family, or an independent workspace (the annexe benefits from its own kitchenette and bathroom facilities, ensuring complete self-sufficiency).





Throughout the property, quality materials and thoughtful design touches are evident, from bespoke cabinetry and stylish flooring to sophisticated lighting and underfloor heating in key areas. Practicality is also at the forefront, with a well-planned utility room, extensive storage options, and a secure entry system. The professionally landscaped wrap around garden can be admired from many rooms, offering a tranquil outlook and a sense of privacy that is rare to find. This remarkable home is perfectly suited to modern family living, combining generous proportions with a flexible layout that can adapt to changing needs over time. Whether you are seeking a statement home for entertaining, a multi-generational residence, or simply a luxurious retreat, this property delivers on every level. With its discreet location, impressive specification, and abundance of space, early viewing is highly recommended to appreciate all that this outstanding house has to offer.

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





- Discreetly Located Six Bedroom Detached House
- Beautifully Presented Throughout
- Over 4000 sq ft
- Six Bedrooms & Five Bathrooms
- Open Plan Breakfast Kitchen
- Integral One Bedroom Annexe
- Large Cinema Room
- Professionally Landscaped Wrap Around Garden
- Driveway Parking For Multiple Vehicles

GRAND ENTRANCE HALLWAY

WC

6' 4" x 5' 2" (1.94m x 1.58m)

LIVING ROOM

28' 1" x 16' 8" (8.57m x 5.09m)

OFFICE

12' 11" x 16' 2" (3.93m x 4.94m)

BAR

12' 0" x 11' 2" (3.66m x 3.40m)

KITCHEN AREA

13' 5" x 17' 5" (4.08m x 5.32m)

BREAKFAST AREA

12' 8" x 17' 9" (3.87m x 5.40m)

UTILITY

5' 9" x 9' 1" (1.74m x 2.76m)

PANTRY

7' 9" x 8' 0" (2.36m x 2.45m)

INNER HALL

BEDROOM SIX/GYM

13' 10" x 14' 2" (4.21m x 4.33m)

ENSUITE

6' 6" x 8' 4" (1.98m x 2.54m)



SECOND INNER HALL

CINEMA ROOM

18' 5" x 20' 3" (5.62m x 6.18m)

FIRST FLOOR

BEDROOM ONE

17' 10" x 16' 4" (5.43m x 4.97m)

ENSUITE

6' 11" x 8' 1" (2.10m x 2.47m)

BEDROOM TWO

13' 1" x 11' 10" (3.99m x 3.60m)

DRESSING ROOM

4' 6" x 5' 3" (1.38m x 1.59m)

BEDROOM THREE

12' 11" x 12' 11" (3.94m x 3.94m)

ENSUITE

7' 0" x 7' 7" (2.14m x 2.30m)

BEDROOM FOUR

12' 1" x 16' 1" (3.69m x 4.91m)

BATHROOM

7' 4" x 7' 7" (2.23m x 2.31m)

LAUNDRY ROOM

8' 5" x 5' 11" (2.57m x 1.81m)

BEDROOM FIVE (ANNEXE)

16' 6" x 20' 4" (5.02m x 6.19m)

ENSUITE

3' 10" x 11' 0" (1.17m x 3.35m)

TOTAL SQUARE FOOTAGE

418 sq.m (4497 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED WRAP AROUND GARDEN

ITEMS INCLUDED IN THE SALE

Siemens Studio Line integrated oven, Siemens Studio Line integrated hob, Siemens extractor, Siemens Studio Line microwave, Siemens fridge, Siemens freezer, Hoover washer/dryer, underfloor heating, Keter garden shed, all carpets, curtains, blinds and light fittings, car charging point (fitted 2022) and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). 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.



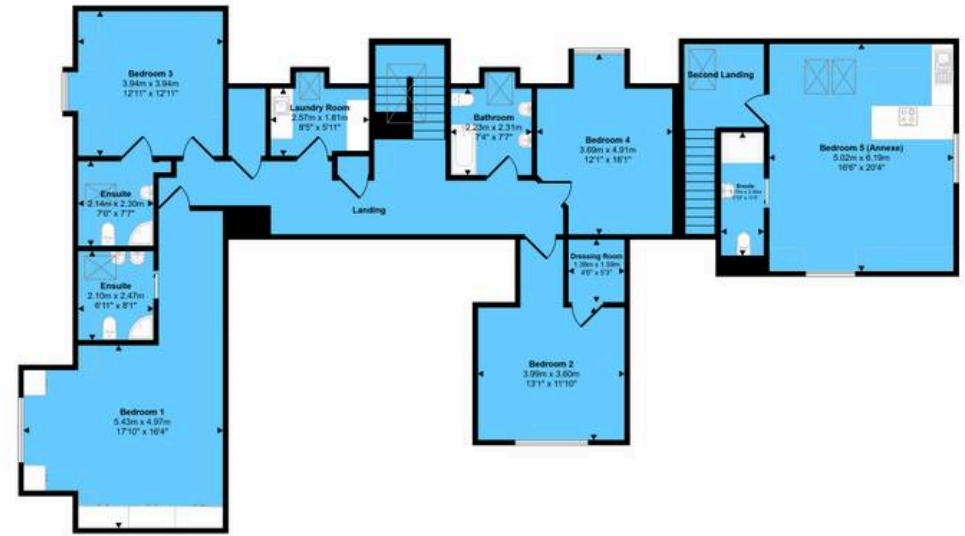


Approx Gross Internal Area
418 sq m / 4487 sq ft



Ground Floor
Approx 228 sq m / 2472 sq ft

Devices head height below 1.5m



First Floor
Approx 178 sq m / 1928 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Scale of items such as bathroom suites are representative only and may not look like the real items. Made with Mable Snaggy 363.

Xact Homes

170 Station Road, Balsall Common - CV7 7FD

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

