



Balsall Street, Balsall Common

In Excess of £600,000





PROPERTY OVERVIEW

This exceptional four bedroom detached Victorian family home presents a rare opportunity to acquire a beautifully renovated residence that seamlessly blends period character with modern luxury. Being a handsome double fronted property and having been thoughtfully restored regardless of cost, the property offers generous proportions throughout, beginning with a welcoming entrance hall that sets the tone for the quality and style found within. The two spacious reception rooms, each featuring tall ceilings and original detailing, provide versatile living and entertaining spaces ideal for both formal occasions and relaxed family gatherings. At the heart of the home is a stunning open plan kitchen/dining and family area, designed to overlook the rear aspect and filled with natural light. This impressive space is fitted with high specification appliances, bespoke cabinetry, and ample room for both dining and relaxation, making it perfect for contemporary family living. Upstairs, the principal bedroom enjoys the privacy and convenience of its own en-suite shower room, while three further well-proportioned bedrooms offer flexible accommodation for family members or guests. The family bathroom is styled with elegant fittings and a luxurious finish.



Practicality is further enhanced by driveway parking at the front with access to garage / workshop (located to the rear), ideal for those requiring additional storage or space for hobbies. This is a truly outstanding family home, ready to move into and enjoy, located in a sought-after position with excellent access to local amenities, reputable schools, and transport links. Early viewing is highly recommended to appreciate the quality, space, and lifestyle this remarkable property offers and is by appointment only 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 gym, 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: E

Tenure: Freehold



- Double Fronted Victorian Family Home
- Renovated Throughout Regardless of Cost
- Two Large Reception Rooms
- Open Plan Kitchen / Dining & Family Area Overlooking Rear Garden
- En-Suite Principal Bedroom & Three Additional Double Bedrooms
- Driveway Parking For Multiple Vehicles & Large Garage / Workshop To The Rear
- Views Over Open Countryside
- Large South Westerly Facing Rear Garden



PORCH

ENTRANCE HALL

RECEPTION ROOM ONE

13' 7" x 11' 9" (4.15m x 3.58m)

RECEPTION ROOM TWO

13' 7" x 12' 2" (4.14m x 3.70m)

KITCHEN/DINING & FAMILY AREA

25' 3" x 13' 8" (7.70m x 4.17m)

UTILITY ROOM

WC

FIRST FLOOR

PRINCIPAL BEDROOM

13' 7" x 10' 8" (4.15m x 3.25m)

ENSUITE

BEDROOM TWO

13' 7" x 12' 2" (4.15m x 3.72m)

BEDROOM THREE

13' 9" x 12' 0" (4.19m x 3.65m)

BEDROOM FOUR

10' 0" x 9' 11" (3.06m x 3.03m)

BATHROOM

9' 6" x 7' 2" (2.90m x 2.18m)



OUTSIDE THE PROPERTY

GARAGE/WORKSHOP

21' 6" x 8' 10" (6.55m x 2.70m)

TOTAL SQUARE FOOTAGE

155.9 sq.m (1678 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE LOW MAINTENANCE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Extractor, fridge/freezer, dishwasher, underfloor heating (kitchen & bathroom), all carpets and blinds, some light fittings and play area.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

Broadband - FTTP (fibre to the premises). Loft space - part boarded.

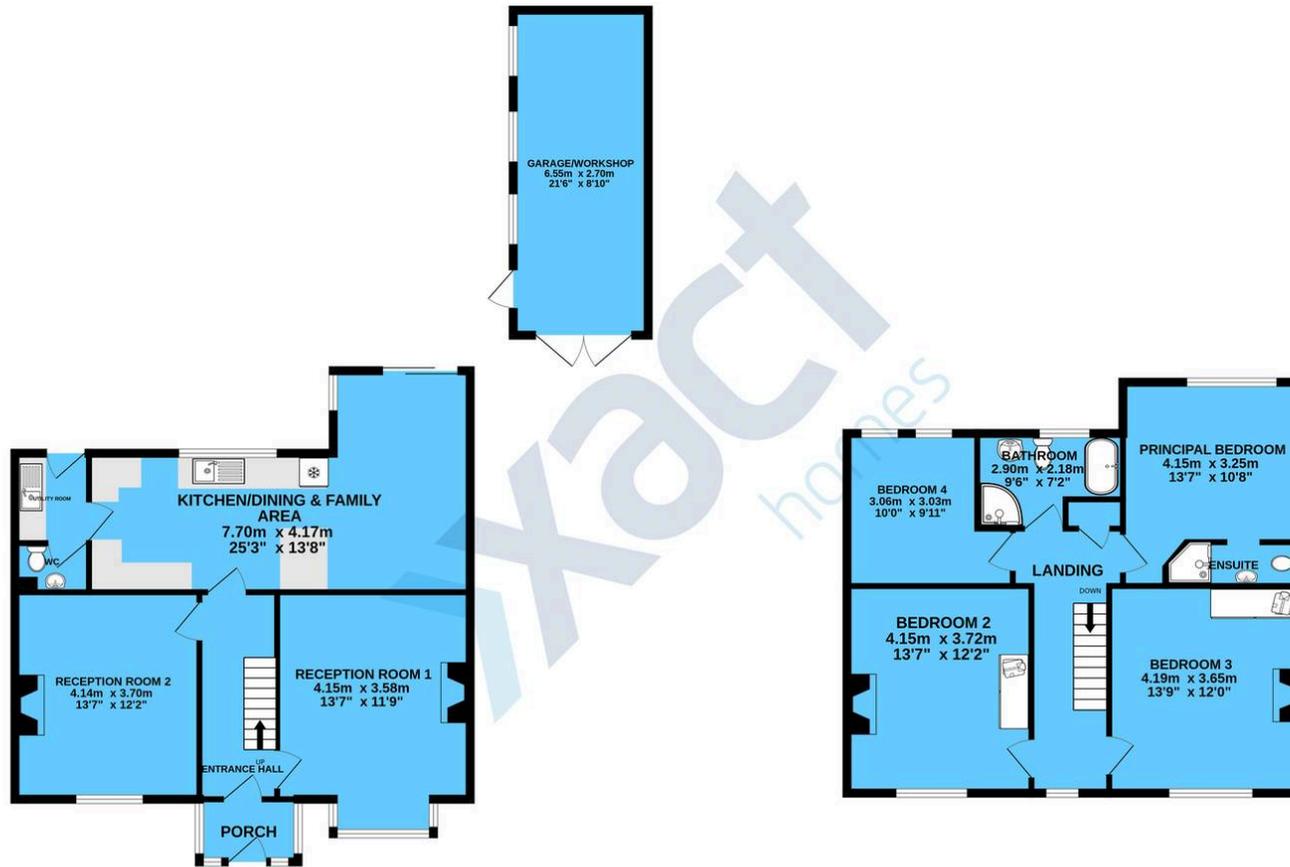
INFORMATION FOR POTENTIAL BUYERS

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.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 155.9 sq.m. (1678 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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