



## School Lane, Beausale

In Excess of £510,000





## PROPERTY OVERVIEW

This beautifully presented traditional three bedroom semi detached house offers an exceptional opportunity for those seeking a stylish and comfortable family home, ideally located for convenient access to Warwick, Kenilworth, Leamington, and Solihull. Recently renovated throughout to a high standard, the property combines classic charm with contemporary finishes, creating a welcoming and versatile living environment.

Upon entering, you are greeted by a bright and spacious hallway that leads to a well-proportioned living room, perfect for relaxing or entertaining guests. The kitchen, having been recently refurbished, boasts contemporary cabinetry, quality appliances, and ample workspace, making it a pleasure for any home cook. The separate dining room provides an inviting space for family meals or more formal occasions, while the dedicated study offers a quiet area for working from home or pursuing hobbies. The sun lounge / conservatory, flooded with natural light, is an ideal spot for enjoying the tranquil surroundings and offers flexible use to suit your lifestyle.

Upstairs, the property features three generously sized bedrooms, each thoughtfully decorated and offering ample space for storage. The family bathroom has been tastefully updated with modern fixtures and fittings, ensuring both style and practicality.





Additional benefits include a detached single garage, providing secure parking or additional storage, and the property's thoughtful layout ensures comfortable living for families and professionals alike.

With its blend of traditional character and modern enhancements, this home is ready to move into and enjoy immediately. Its prime location offers excellent transport links and access to a range of local amenities, schools, and leisure facilities, making it an ideal choice for commuters and families seeking the perfect balance of convenience and tranquillity. This superb property must be viewed to be fully appreciated, as it offers a rare combination of space, style, and a sought-after location.

#### PROPERTY LOCATION

Beausale is a hamlet located almost mid-way between Balsall Common and Warwick. It has excellent links to the motorway network, (M6 and M42), Berkswell station with its fast, frequent services to Birmingham (New Street) and London (Euston), Warwick Parkway with trains to London (Marylebone) and Birmingham International station, Airport and the N.E.C.

Council Tax band: D

Tenure: Freehold

- Traditional Three Bedroom Semi
- Recently Renovated Throughout
- Living Room, Dining Room, Kitchen & Study
- Sun Lounge / Conservatory
- Detached Single Garage
- Large Rear Garden with Mature Shrubs & Trees
- Ideally Located for Access to Warwick, Kenilworth, Leamington & Solihull





#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

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

#### **DINING ROOM**

15' 5" x 11' 2" (4.70m x 3.40m)

#### **KITCHEN**

11' 11" x 11' 5" (3.64m x 3.48m)

#### **SUN LOUNGE / CONSERVATORY**

13' 0" x 6' 7" (3.96m x 2.00m)

#### **STUDY**

7' 9" x 6' 11" (2.35m x 2.11m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

12' 0" x 11' 7" (3.65m x 3.53m)

#### **BEDROOM TWO**

12' 0" x 11' 1" (3.66m x 3.37m)

#### **BEDROOM THREE**

11' 2" x 8' 2" (3.41m x 2.48m)

#### **BATHROOM**

7' 10" x 7' 2" (2.40m x 2.19m)

#### **TOTAL SQUARE FOOTAGE**

127.5 sq.m (1372 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

21' 5" x 12' 4" (6.52m x 3.75m)

#### **DRIVEWAY PARKING**

#### **GARDEN**

#### **STORE**



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

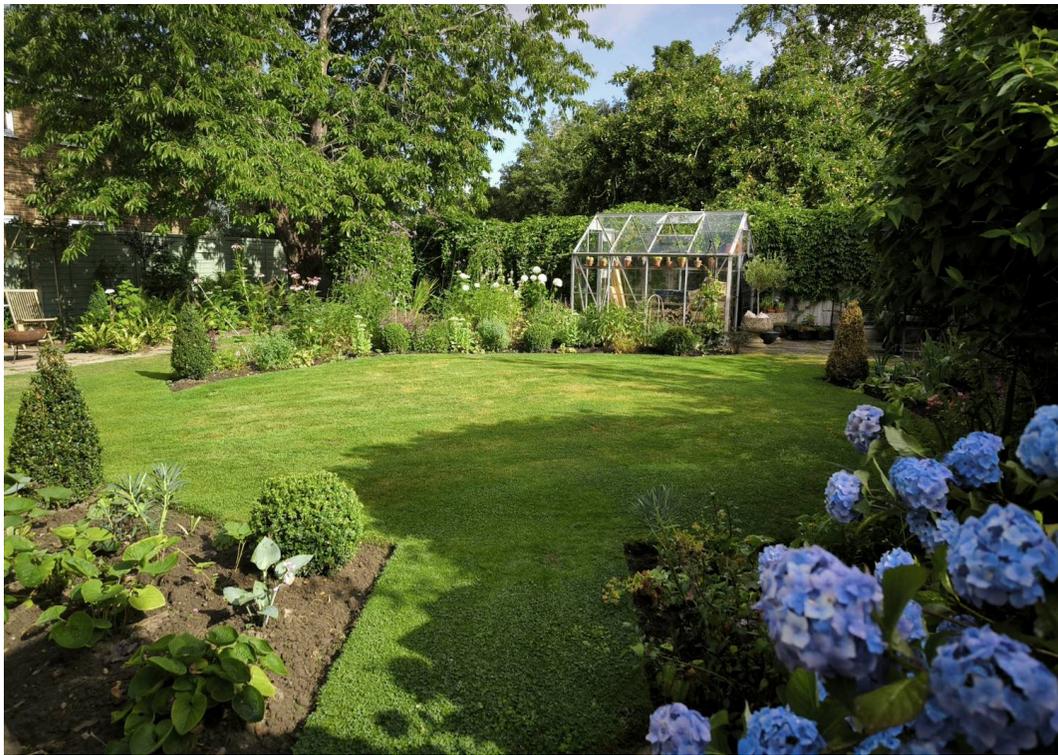
TBC

#### **ADDITIONAL INFORMATION**

Services – direct mains water, sewers and electricity.

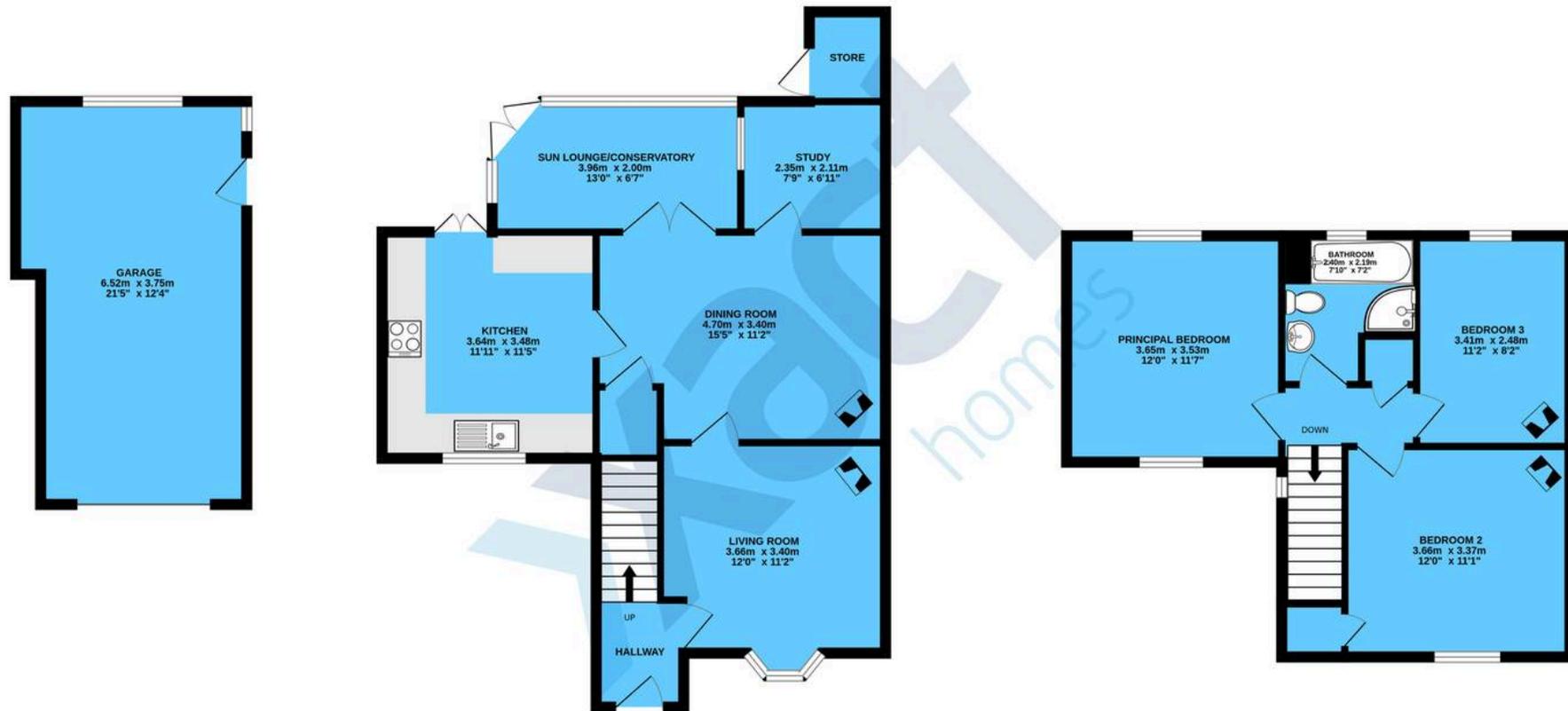
#### **INFORMATION FOR POTENTIAL BUYERS**

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 : 127.5 sq.m. (1372 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 ©2026

# Xact Homes

170 Station Road, Balsall Common – CV7 7FD

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

**xact**  
HOMES

