



Kelsey Lane, Balsall Common  
£625,000





## PROPERTY OVERVIEW

This beautifully presented traditional four bedroom detached house has been fully renovated and refurbished to an exceptional standard, offering a wonderful blend of classic character and modern convenience. Upon entering the property, you are welcomed by a spacious hallway leading to three versatile and inviting reception rooms, providing ample space for both formal entertaining and relaxed family living. The heart of the home is the impressive breakfast kitchen, thoughtfully designed with contemporary fittings and integrated appliances, complemented by a practical utility room for added convenience. Upstairs, the accommodation comprises four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room (perfect for privacy and comfort), while the remaining bedrooms are served by a modern family bathroom. The property boasts generous proportions throughout, with high-quality finishes and tasteful décor creating a warm and welcoming atmosphere. The property also benefits from driveway parking and a detached garage. Offered to the market with no onward chain, this is an outstanding opportunity to acquire a turnkey family home in a sought-after residential location, close to local amenities, schools, and transport links.

Viewing is by 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

- Traditional Four Bedroom Detached House
- Fully Renovated & Refurbished
- Three Reception Rooms
- Breakfast Kitchen & Utility Room
- En-Suite Principal Bedroom
- Generous Rear Garden
- Driveway Parking & Garage
- No Onward Chain

#### HALLWAY

##### RECEPTION ROOM ONE

12' 8" x 12' 6" (3.85m x 3.81m)

##### RECEPTION ROOM TWO

13' 4" x 11' 8" (4.06m x 3.56m)

##### RECEPTION ROOM THREE

7' 9" x 15' 1" (2.35m x 4.60m)

##### BREAKFAST KITCHEN

12' 8" x 25' 2" (3.87m x 7.66m)

##### UTILITY

6' 3" x 9' 3" (1.91m x 2.83m)

##### WC





## FIRST FLOOR

### PRINCIPAL BEDROOM

12' 11" x 12' 2" (3.94m x 3.70m)

### ENSUITE

6' 11" x 2' 10" (2.12m x 0.86m)

### BEDROOM TWO

12' 11" x 12' 8" (3.93m x 3.87m)

### BEDROOM THREE

10' 2" x 12' 10" (3.10m x 3.91m)

### BEDROOM FOUR

7' 1" x 11' 9" (2.17m x 3.57m)

### BATHROOM

5' 9" x 8' 8" (1.74m x 2.63m)

### OUTSIDE THE PROPERTY

### OUTSIDE WC

### GARAGE

9' 6" x 18' 11" (2.90m x 5.77m)

### TOTAL SQUARE FOOTAGE

165.0 sq.m (1774 sq.ft) approx.

### DRIVEWAY PARKING

### GENEROUS REAR GARDEN

### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher and all carpets

### ADDITIONAL INFORMATION

Services - mains electricity and sewers.

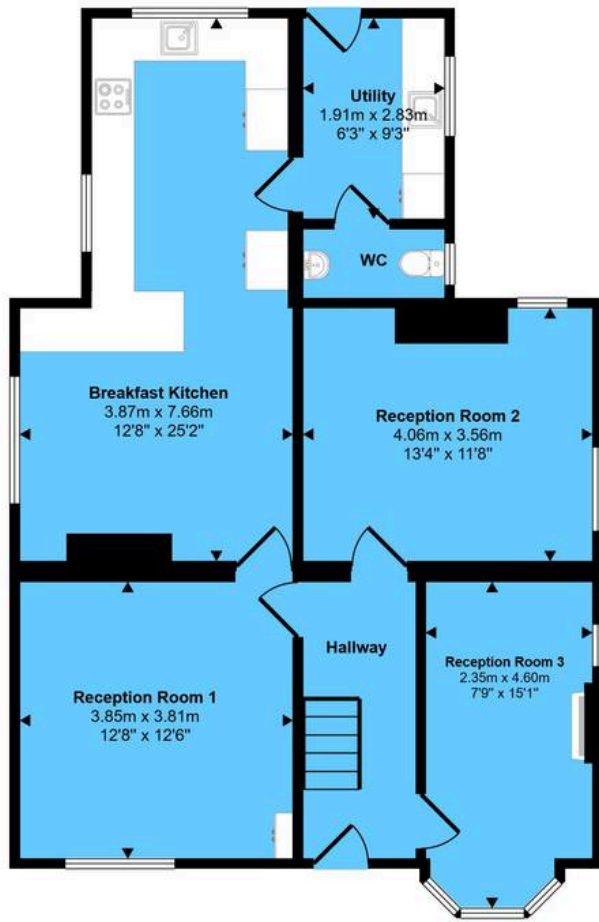


#### **INFORMATION FOR POTENTIAL BUYERS**

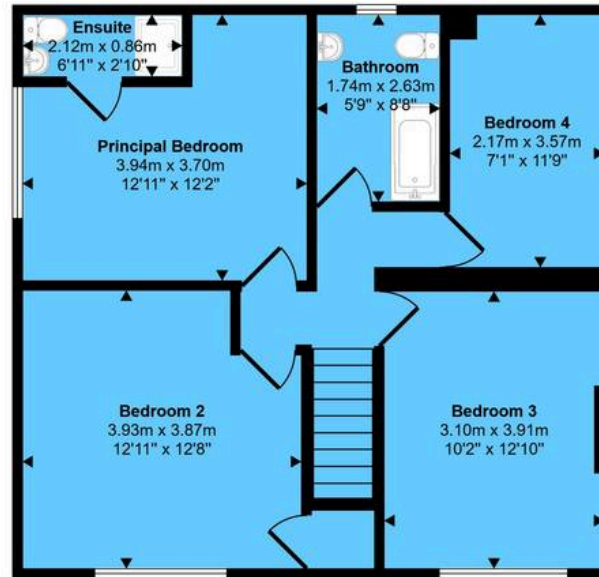
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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  
165 sq m / 1774 sq ft



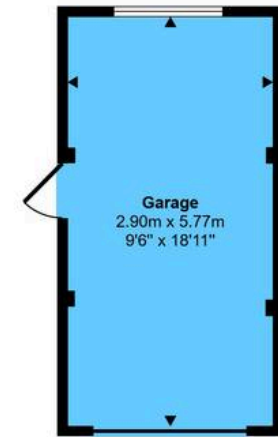
Ground Floor  
Approx 84 sq m / 901 sq ft



First Floor  
Approx 63 sq m / 683 sq ft



Outside WC  
Approx 1 sq m / 11 sq ft



Garage  
Approx 17 sq m / 180 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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

170 Station Road, Balsall Common - CV7 7FD

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

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