



Fernhill Lane, Balsall Common

Guide Price £1,275,000





PROPERTY OVERVIEW

Situated on a quiet country lane with stunning views over open countryside this unique five bedroom, four bathroom, four reception room 'Arts & Craft' style country house sits in approximately two thirds of an acre and is available to purchase with no onward chain. Set behind a gated entrance and retaining many original character features the property has been modernised by the present owners to provide contemporary living including high specification fitted kitchen, professionally landscaped gardens, detached games room, outdoor kitchen area and a triple garage.

Providing approximately 2800 sq ft of living space the property provides potential purchasers with:- enclosed porch, entrance hallway, lounge, dining room, high quality fitted kitchen (Neff appliances / insinkeratot hot water tap / coffee machine / waste disposal / , laundry room, downstairs shower room, five bedrooms (2 x en-suite) and a family bathroom.

Outside the mature gardens extend to approximately two thirds of an acre and offers extensive views over open countryside which can also be enjoyed from the large balcony off the principal bedroom. The mature gardens have been professionally landscaped with Limestone patios, an outdoor kitchen area and several outbuildings which include a detached fully equipped games room, additional storage sheds and a Cedarwood Summer House.

Viewing of this exceptional property is strictly by appointment with Xact Homes 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

- 'Arts & Craft' Style Country House
- Plot Extends to Approximately 2/3 Acre
- Stunning Views Over Open Countryside
- Quality Fitted Kitchen with Integrated Neff Appliances with access to Breakfast Room & Laundry
- Lounge, Dining Room & Family Lounge
- Principal Bedroom with En-Suite & Balcony
- Fully Equipped Detached Games Room
- Triple Garage with Electric Doors
- No Onward Chain



ENCLOSED PORCH

ENTRANCE HALLWAY

SHOWER ROOM

DINING ROOM

15' 9" x 10' 10" (4.8m x 3.3m)

LOUNGE

23' 11" x 10' 10" (7.3m x 3.3m)

FAMILY LOUNGE

32' 2" x 14' 5" (9.8m x 4.4m)



KITCHEN

10' 4" x 18' 1" (3.15m x 5.5m)

Includes integrated double oven (Neff), hob with griddle (Neff), integrated microwave, coffee machine, warming drawer (Neff), Insinkerator hot / cold tap, Franke waste disposal.

BREAKFAST ROOM

11' 6" x 9' 4" (3.5m x 2.85m)

LAUNDRY

6' 5" x 8' 6" (1.95m x 2.6m)

GAMES ROOM

20' 12" x 20' 0" (6.4m x 6.1m)

FIRST FLOOR

MASTER BEDROOM

16' 9" x 14' 5" (5.1m x 4.4m)

With generous balcony providing far reaching views over open countryside.

ENSUITE

9' 0" x 6' 3" (2.75m x 1.9m)

BEDROOM TWO

12' 12" x 12' 12" (3.95m x 3.95m)

BEDROOM THREE

9' 10" x 9' 8" (3m x 2.95m)

BEDROOM FOUR

10' 10" x 10' 6" (3.3m x 3.2m)

BATHROOM

11' 4" x 9' 8" (3.45m x 2.95m)

SECOND FLOOR

BEDROOM FIVE

25' 5" x 13' 9" (7.75m x 4.2m)

ENSUITE

6' 3" x 11' 4" (1.9m x 3.45m)



OUTSIDE THE PROPERTY

GARAGE ONE

16' 3" x 10' 0" (4.95m x 3.05m)

GARAGE TWO

21' 5" x 25' 9" (6.54m x 7.84m)

With Electric Garage Door.

SOUTH FACING GARDEN

Stunning mature gardens which extend to approximately two thirds of an acre providing extensive views over open countryside. The garden are has been professionally landscaped to provide features such as with Limestone patios, an outdoor kitchen area and several outbuildings which include a large detached fully equipped games room, additional storage sheds and a Cedarwood Summer House.

ITEMS INCLUDED IN THE SALE

Kitchen Includes :- Neff integrated double oven (with warming drawer) & hob with griddle, Electrolux extractor, Insinkerator hot / cold tap, Franke waste disposal, Integrated microwave, Siemens fridge, built in coffee machine, dishwasher. All carpets, some curtains, all blinds, fitted wardrobes in four bedrooms, some light fittings, CCTV, electric garage door, electric gates and all items in games room to include pool table.

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: BT Loft Space: boarded.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with 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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