



Needlers End Lane, Balsall Common

Offers in Region of £599,950







## PROPERTY OVERVIEW

This beautifully presented four bedroom semi-detached is conveniently located just a short walk from the village centre and is set discreetly back from the road behind a wide driveway screened by tall hedging. This deceptively spacious home has been significantly extended and modernised by the present owners and now provides over 1700sq ft of living accommodation which in summary includes:- entrance hallway, living room with bi-fold doors onto the rear garden, large breakfast kitchen with feature island / velux roof windows / integrated sound system, snug / study, utility room, guest WC, four bedrooms (1 x en-suite) and a family bathroom.

Outside there is a double garage with integral access, off road parking for multiple vehicles and a private rear garden which has been professionally landscaped with decking and 2 x storage sheds.

Viewing is strictly 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 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: D

Tenure: Freehold

- Extended Four Bedroom Semi-Detached
- Beautifully Presented Throughout
- Deceptively Spacious Being Over 1700sq ft
- Breakfast Kitchen with Feature Island
- Living Room & Snug / Study
- Ensuite & Family Bathroom
- Double Garage & Off Road Parking
- Private Landscaped Rear Garden



## ENTRANCE HALL

16' 5" x 6' 3" (5.00m x 1.91m)

## WC

## LIVING ROOM

21' 8" x 17' 5" (6.60m x 5.31m)

## SNUG/STUDY

12' 0" x 10' 10" (3.66m x 3.30m)

## BREAKFAST KITCHEN

23' 2" x 14' 5" (7.06m x 4.39m)

## UTILITY ROOM

14' 7" x 4' 11" (4.45m x 1.50m)





## FIRST FLOOR

### BEDROOM ONE

15' 0" x 14' 8" (4.57m x 4.47m)

### ENSUITE

9' 2" x 7' 10" (2.79m x 2.39m)

### BEDROOM TWO

12' 2" x 11' 2" (3.71m x 3.40m)

### BEDROOM THREE

11' 6" x 10' 4" (3.51m x 3.15m)

### BEDROOM FOUR

13' 5" x 7' 9" (4.09m x 2.36m)

### BATHROOM

6' 9" x 5' 7" (2.06m x 1.70m)

### TOTAL SQUARE FOOTAGE

164 sq.m (1765 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

17' 6" x 14' 7" (5.33m x 4.45m)

### **ON DRIVE PARKING FOR MULTIPLE VEHICLES**

### **PRIVATE & PROFESSIONALLY LANDSCAPED REAR GARDEN**

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

Rangemaster free standing cooker, extractor, dishwasher, all carpets, blinds and light fittings, wood burning stove in living room, fitted wardrobes in four bedrooms, ceiling speakers in kitchen and ensuite, two garden sheds, CCTV, house alarm and electric garage door.

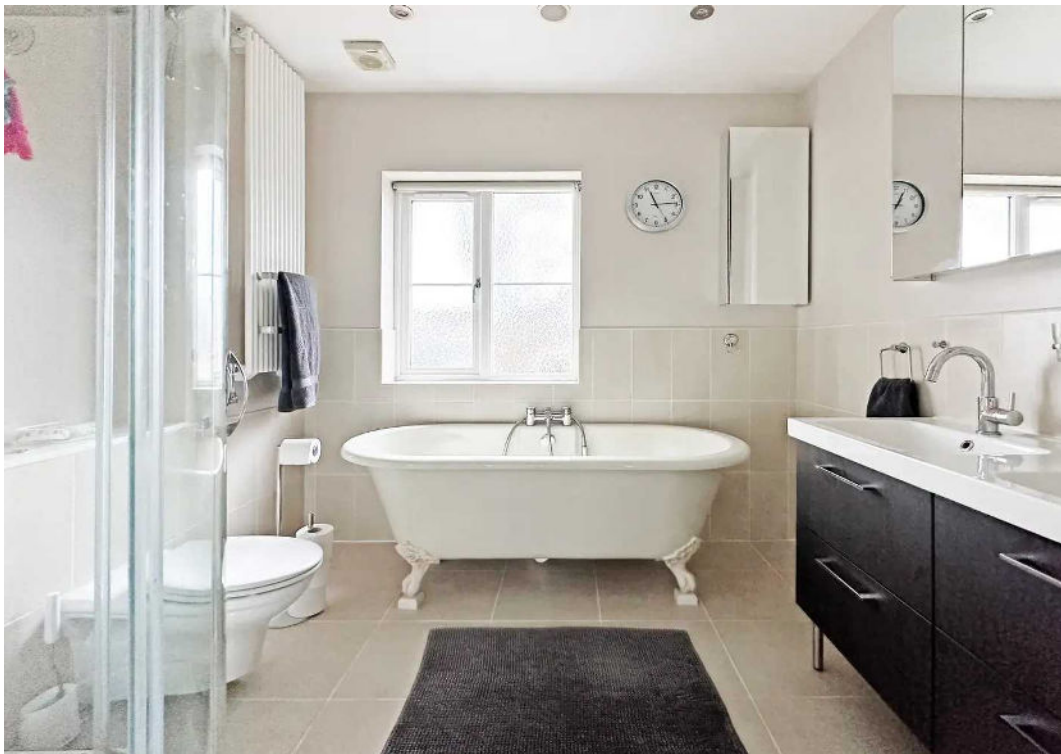
### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - BT - fibre optic. Loft space - part boarded with ladder, lighting and power.

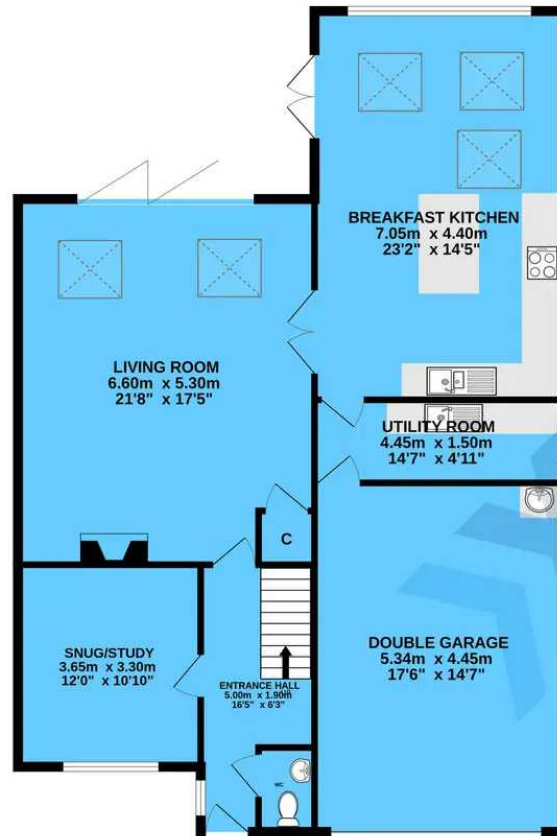
### **MONEY LAUNDERING REGULATIONS**

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.

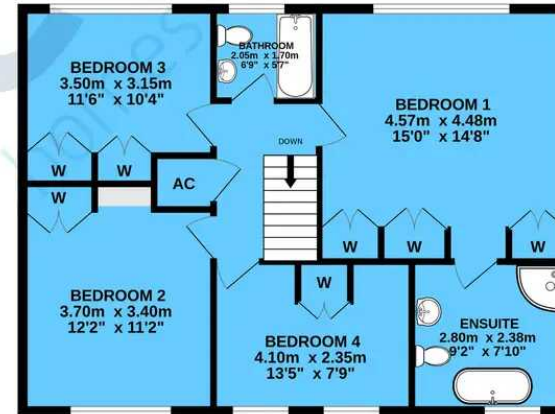




## GROUND FLOOR



## 1ST FLOOR



TOTAL FLOOR AREA: 164.0 sq.m. (1765 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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# Xact Homes

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