



## Needlers End Lane, Balsall Common

Offers Over £1,000,000

**xact**  
EXCLUSIVE







## PROPERTY OVERVIEW

Providing over 3000sq ft of living accommodation this beautifully presented six bedroom detached property has been modernised and extended by the present owner regardless of cost and provides a ready to move into home in the centre of the village with the benefit of a ground floor annex. Being available to purchase with no onward chain the property benefits from underfloor heating across the whole of the ground floor (also in the first floor en-suites & bathroom), solar powered water heating and electric gates. In summary accommodation provides potential purchasers with:- entrance hallway, dual aspect lounge, large dining room, breakfast kitchen, utility room and a ground floor annexe which can be accessed from it's own front door with a large living room and a double bedroom with en-suite facilities . On the first floor there are four double bedrooms (2 x en-suite), family bathroom with a further bedroom on the second floor with it's own WC. Outside there is an exceptionally private rear garden with a double width timber framed gazebo with tiled roof, integrated speakers, electricity and running water. Additionally there is a detached garage with workshop area, two large garden store rooms and a gated driveway with parking for several vehicles. Viewing is strictly by appointment with Xact 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 center 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: F

Tenure: Freehold

- Six Bedroom Detached House
- Over 3000 sq ft
- Ground Floor Annexe with Own Front Door
- Three En-Suite Bedrooms
- Well Presented Throughout
- Exceptionally Private Rear Garden
- Gated Driveway With Detached Double Garage

## ENTRANCE HALLWAY

### LOUNGE

23' 11" x 10' 6" (7.30m x 3.20m)

### DINING ROOM

16' 5" x 11' 8" (5.00m x 3.55m)

### BREAKFAST KITCHEN

24' 7" x 20' 4" (7.50m x 6.20m)

### UTILITY ROOM

12' 8" x 7' 3" (3.85m x 2.20m)







## **GROUND FLOOR ANNEXE**

### **LIVING ROOM**

28' 10" x 16' 1" (8.80m x 4.90m)

### **BEDROOM ONE**

13' 9" x 12' 6" (4.20m x 3.80m)

### **EN-SUITE**

7' 3" x 6' 11" (2.21m x 2.10m)

## **FIRST FLOOR**

### **BEDROOM TWO**

16' 9" x 15' 1" (5.10m x 4.60m)

### **EN-SUITE**

6' 11" x 6' 7" (2.10m x 2.00m)

### **BEDROOM THREE**

17' 5" x 11' 6" (5.30m x 3.50m)

### **EN-SUITE**

6' 6" x 4' 6" (1.97m x 1.38m)

### **BEDROOM FOUR**

12' 1" x 10' 4" (3.68m x 3.15m)

### **BEDROOM FIVE**

10' 6" x 13' 0" (3.20m x 3.95m)

### **BATHROOM**

8' 6" x 6' 7" (2.60m x 2.00m)

## **SECOND FLOOR**

### **BEDROOM SIX**

21' 10" x 18' 10" (6.65m x 5.75m)

### **WC**

7' 1" x 3' 9" (2.15m x 1.15m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

16' 7" x 13' 5" (5.05m x 4.10m)

### **STORE**

### **WORKSHOP AREA**

15' 1" x 5' 11" (4.60m x 1.80m)

### **STORE ROOM**

### **PRIVATE REAR GARDEN**

### **DOUBLE WIDTH TIMBER FRAMED GAZEBO**

### **PARKING FOR SEVERAL VEHICLES**

### **ITEMS INCLUDED IN SALE**

Dishwasher, all carpets, all blinds, solar panels, underfloor heating and the garden buildings.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - BT.

### **MONEY LAUNDERING REGULATIONS**

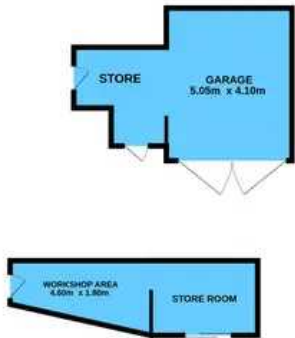
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







GARAGE & OUTBUILDINGS



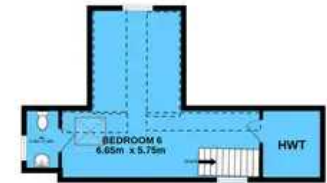
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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