



## Alder Lane, Balsall Common

Offers in Region of £1,200,000

**xact**  
EXCLUSIVE







## PROPERTY OVERVIEW

A rare opportunity to acquire a this deceptively spacious five bedroom detached property, set behind electric gates, which was extensively extended and modernised in 2016 and now provides purchasers with an exceptional property of the highest quality. Providing in excess of 3000sq ft of living accommodation arranged over three storeys with the benefit of a very large South facing rear garden, this stunning home requires internal inspection to fully appreciate the size and quality of the accommodation. Providing luxury fittings such as underfloor heating across the whole of the ground floor, integrated Siemens appliances in the kitchen, bi-fold doors overlooking the rear garden, highly specified wet rooms throughout all residing in a conveniently located plot of approximately 1/3 acre. In summary the property provides potential purchasers with:- entrance hallway with full height views to the second floor, large living room, full width stunning family / kitchen / dining room with feature island and bifold doors overlooking the rear garden, utility room, guest WC, cloakroom. To the first floor leading off the galleried landing there are four bedrooms (1 x en-suite) and a family bathroom and to the second floor there is a stunning principal bedroom suite with en-suite bathroom and dressing area.



Outside there is a very large South facing rear garden which is mainly lawned and provides further opportunity for landscaping or the installation of a leisure building / garden room. To the front of the property there is a gravel driveway providing parking for multiple vehicles, an electric car charging point and a single garage.

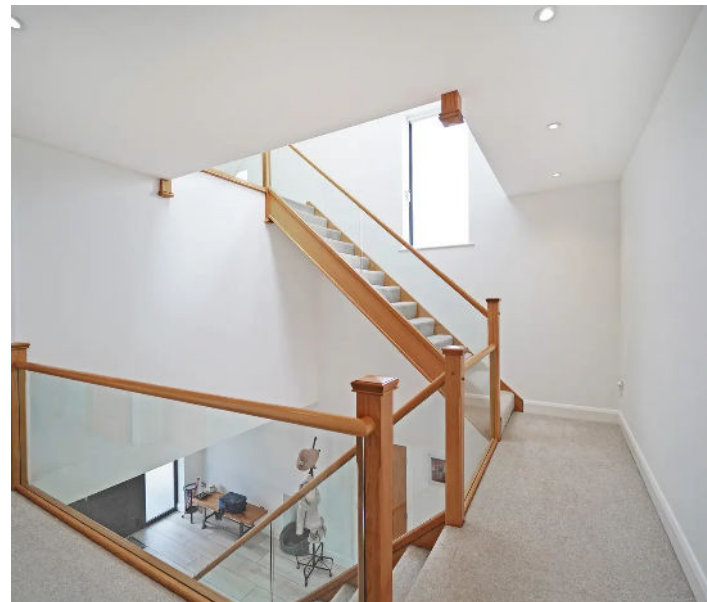
Viewing of this exceptional property is strictly by appointment only with Xact Homes 01676 534 411.

#### 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: E

Tenure: Freehold



- Stunning Five Bedroom Detached Home
- Over 3000sq ft
- High Specification Throughout
- Accommodation Arranged Over Three Floors
- Underfloor Heating Across the Ground Floor
- Full Width Family/Kitchen/Dining Room
- Fitted Wardrobes in all Bedrooms
- Large South Facing Rear Garden
- Set Behind Electric Gates



**ENTRANCE HALL**

22' 0" x 11' 4" (6.71m x 3.45m)

**WC**

7' 10" x 5' 1" (2.39m x 1.55m)

**CLOAKROOM**

7' 10" x 6' 7" (2.39m x 2.01m)

**LIVING ROOM**

25' 3" x 13' 3" (7.70m x 4.04m)

**FAMILY/KITCHEN/DINING ROOM**

36' 1" x 18' 10" (11.00m x 5.74m)

**UTILITY ROOM**

14' 1" x 5' 11" (4.29m x 1.80m)

**FIRST FLOOR****BEDROOM TWO**

14' 3" x 14' 1" (4.34m x 4.29m)

**ENSUITE****BEDROOM THREE**

12' 6" x 10' 8" (3.81m x 3.25m)

**BEDROOM FOUR**

12' 6" x 10' 8" (3.81m x 3.25m)

**BEDROOM FIVE**

14' 3" x 9' 2" (4.34m x 2.79m)

**BATHROOM**

10' 8" x 5' 9" (3.25m x 1.75m)



## **SECOND FLOOR**

### **PRINCIPAL BEDROOM**

25' 5" x 25' 1" (7.75m x 7.65m)

### **ENSUITE**

13' 11" x 11' 0" (4.24m x 3.35m)

### **TOTAL SQUARE FOOTAGE**

287 sq.m (3089 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

#### **GARAGE**

13' 9" x 8' 6" (4.19m x 2.59m)

#### **SOUTH FACING REAR GARDEN**

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

Four Siemens integrated ovens (1 steam oven), integrated hob, extractor, integrated microwave, fridge, freezer, dishwasher, combi washer/dryer, all carpets, blinds and light fittings, fitted wardrobes in all bedrooms, underfloor heating (whole ground floor), electric garage door and car charging point.

#### **ADDITIONAL INFORMATION**

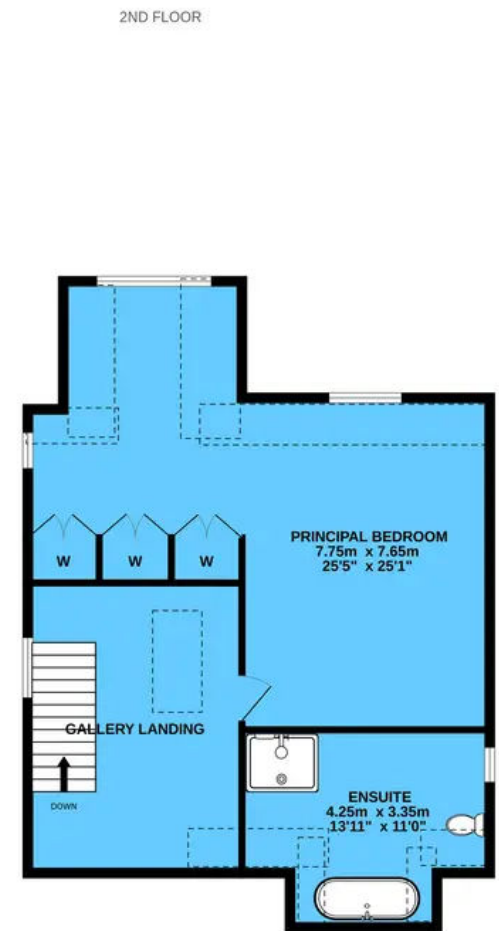
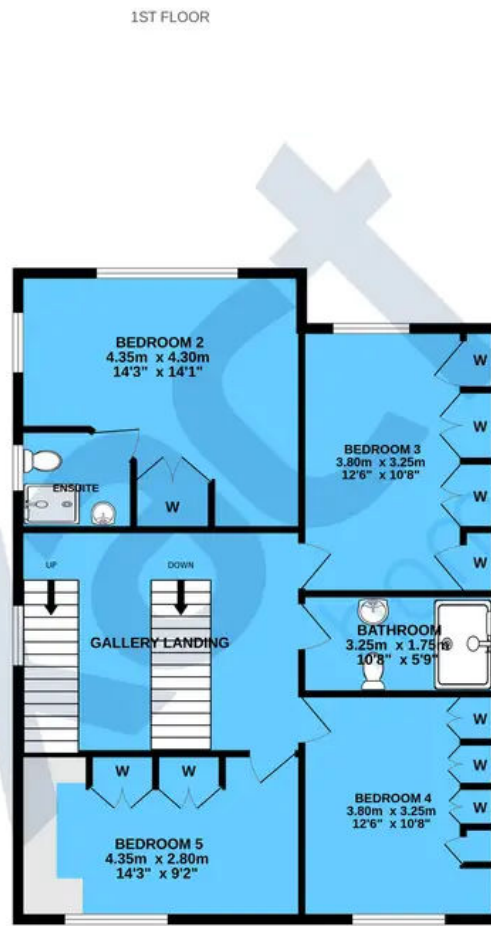
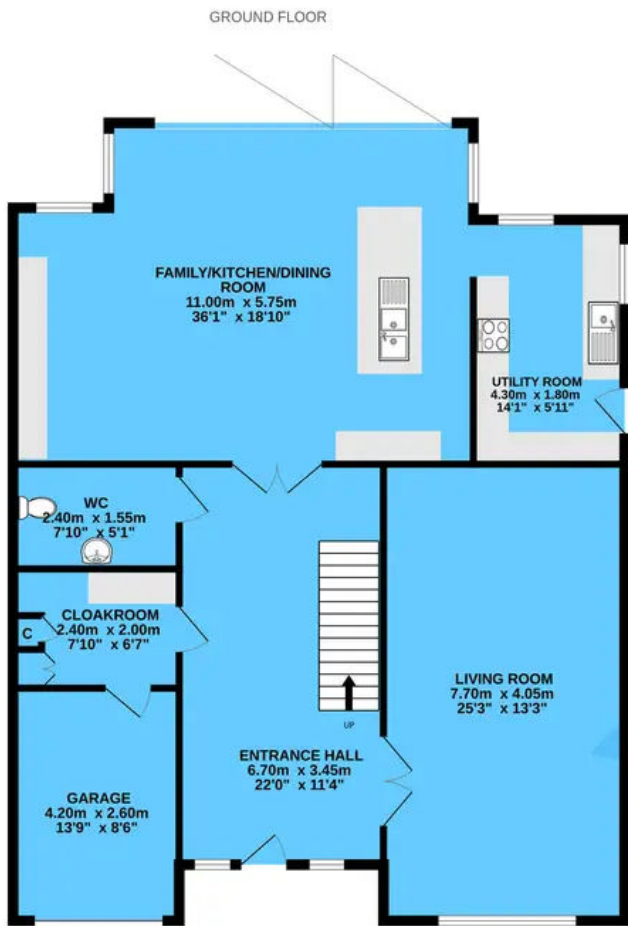
Services - water meter, mains gas, electricity and sewers. Broadband - Virgin - fibre optic.

#### **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.







TOTAL FLOOR AREA : 287.0 sq.m. (3089 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 ©2024

**Xact Homes**

170 Station Road, Balsall Common - CV7 7FD

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

**xact**  
EXCLUSIVE

