



Needlers End Lane, Balsall Common

Offers in Region of £695,000





PROPERTY OVERVIEW

This traditional detached property is ideally located for access to the village centre and local schools and offers the sought after combination of over 2000sq ft of well maintained & presented living accommodation with the benefit of a large private South facing rear garden. Originally built as a four bedroom property but now converted into a generous three bedroom house the accommodation, which has further potential to extend (STPP), provides potential purchasers with:- entrance hallway, dual aspect living room with inglenook fireplace, open plan kitchen / dining / family room with door leading to the rear garden, dining room, utility room, guest WC, three excellent size double bedrooms (1 x en-suite) and a family bathroom.

Externally the property is set well back from the road behind a tall privacy hedge and a long driveway with parking for multiple vehicles; to the rear is a large private South facing garden which is landscaped with mature shrubs and trees and screened on all sides with tall hedging.

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: F

Tenure: Freehold

- Traditional Detached Property
- Approximately 2000sq ft
- Large South Facing Garden
- Open Plan Kitchen / Dining / Family Room
- Principal Bedroom With En-Suite & Balcony
- Three Double Bedrooms
- Ideally Located For Village Centre & Schools
- Long Driveway With Parking For Multiple Vehicles



ENTRANCE HALLWAY

WC

LIVING ROOM

22' 3" x 13' 8" (6.78m x 4.17m)

DINING ROOM

14' 1" x 11' 11" (4.29m x 3.63m)

KITCHEN/DINING ROOM

18' 10" x 14' 2" (5.74m x 4.32m)

FAMILY ROOM

14' 10" x 10' 11" (4.52m x 3.33m)



UTILITY ROOM

FIRST FLOOR

PRINCIPAL BEDROOM

15' 0" x 13' 8" (4.57m x 4.17m)

BALCONY

ENSUITE

BEDROOM TWO

14' 1" x 13' 9" (4.29m x 4.19m)

BEDROOM THREE

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

BATHROOM

TOTAL SQUARE FOOTAGE

186.5 sq.m (2007 sq.ft) approx.

OUTSIDE THE PROPERTY

LARGE PRIVATE GARDEN

DRIVEWAY FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

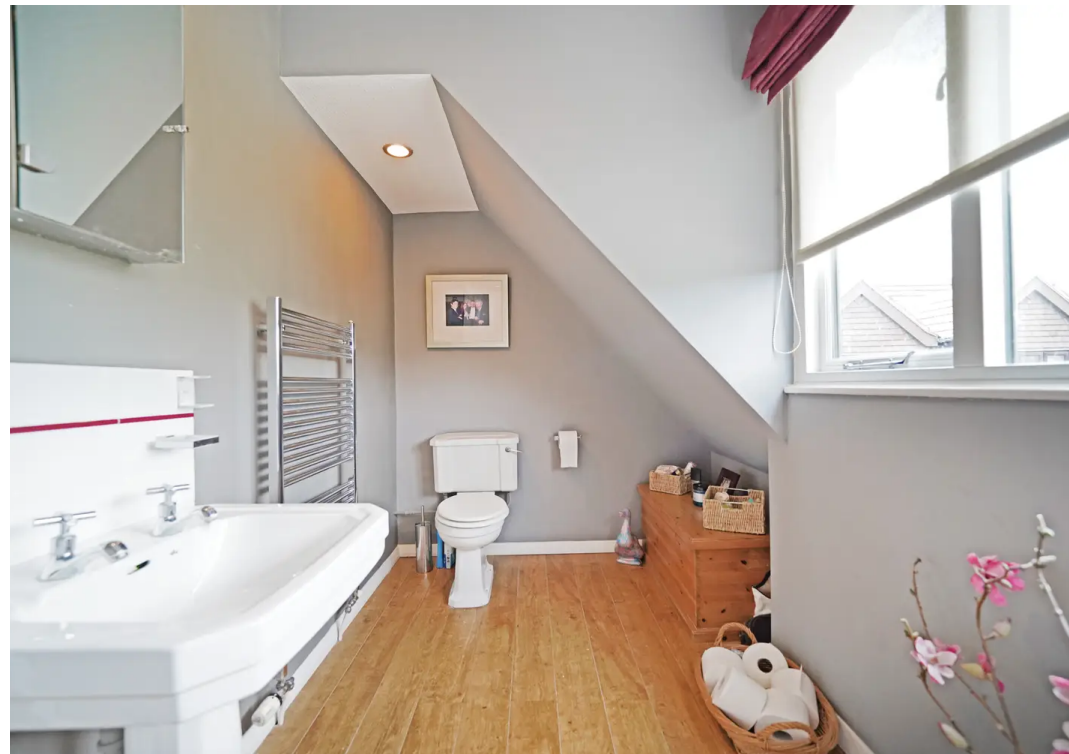
AGA free standing cooker, integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, all carpets and blinds, some curtains and light fittings, garden shed and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

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

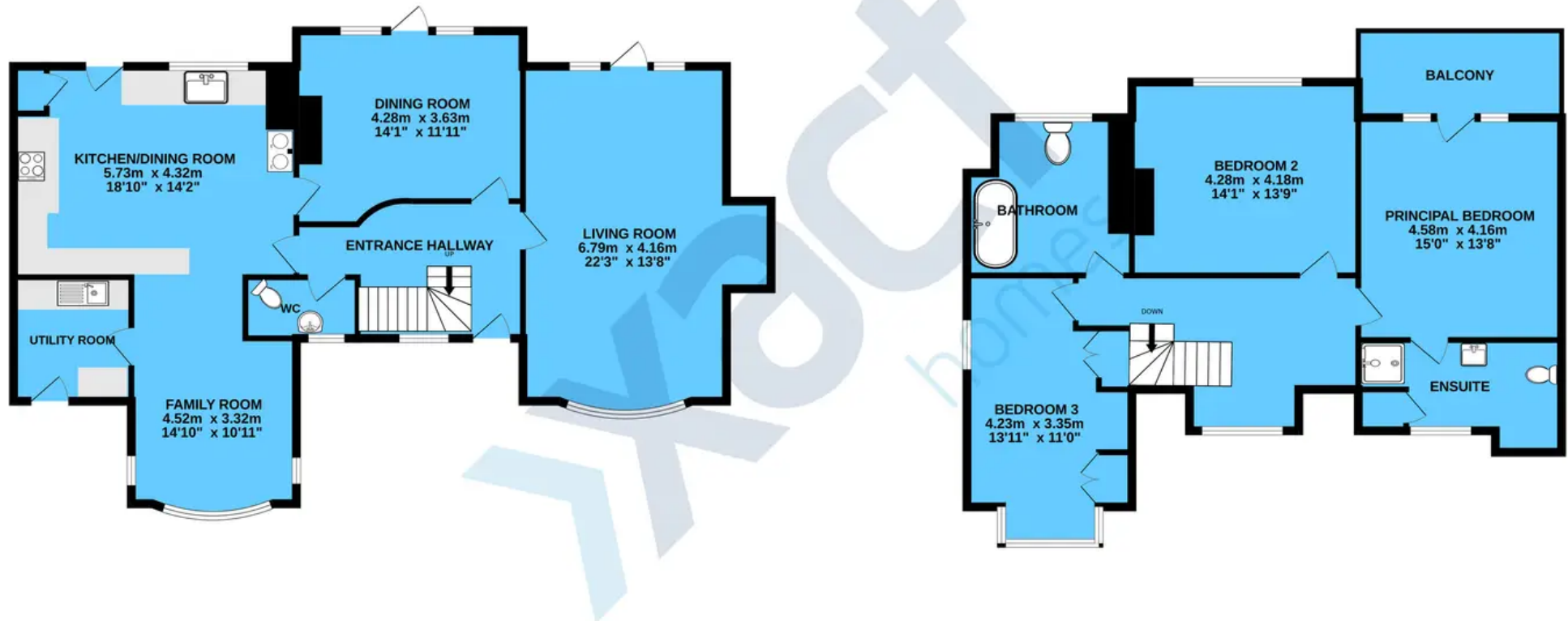
MONEY LAUNDERING REGULATIONS

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
105.2 sq.m. (1132 sq.ft.) approx.

1ST FLOOR
81.3 sq.m. (875 sq.ft.) approx.



TOTAL FLOOR AREA : 186.5 sq.m. (2007 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

170 Station Road, Balsall Common - CV7 7FD

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

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