

Meeting House Lane, Balsall Common

Offers Over £600,000

xact HOMES







PROPERTY OVERVIEW

This beautifully presented and extensively modernised four-bedroom semi-detached home offers a superb blend of contemporary style and practical family living, situated in a desirable residential location. Upon entering, you are welcomed by a spacious porch leading directly into the generously sized living room, perfect for relaxing or entertaining guests. The heart of the home is the stunning open plan breakfast kitchen, which features a striking central island, high-quality integrated appliances, and ample space for dining and relaxed seating with full width sliding doors which seamlessly connect this space to the garden, creating a bright and airy atmosphere that is ideal for both every-day living and special occasions. Upstairs the property provides four genuine double bedrooms, each thoughtfully decorated and offering plenty of space for family members or guests. The principal bedroom benefits from a modern en-suite shower room, providing a private retreat, while the remaining bedrooms are served by a stylish family bathroom fitted with contemporary fixtures. Throughout the house, the décor is tasteful and neutral, with quality flooring and finishes that enhance the sense of light and space. Additional features include a single garage for secure storage or parking, as well as a gated driveway that provides off-road parking for multiple vehicles.







This home is perfect for families seeking a move-in ready property with flexible accommodation and a high standard of presentation. The layout has been thoughtfully extended to maximise living space, ensuring comfort and functionality for busy modern lifestyles. With excellent transport links, reputable local schools, and a range of amenities nearby, this exceptional home is ready to welcome its new owners. Viewing is by prior appointment 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: E

Tenure: Freehold

- Extended & Modernised Four Bedroom Semi-Detached
- Beautifully Decorated Throughout
- Stunning Open Plan Breakfast Kitchen with Feature Island & Full Width Sliding Doors to Rear Garden
- Large Living Room
- Four Genuine Double Bedrooms
- En-Suite Principal Bedroom
- Private South West Facing Rear Garden
- Single Garage & Gated Driveway



PORCH
6' 11" x 6' 10" (2.10m x 2.08m)

LIVING ROOM
19' 4" x 14' 5" (5.89m x 4.39m)

BREAKFAST KITCHEN
27' 2" x 17' 7" (8.28m x 5.35m)

UTILITY
7' 1" x 5' 9" (2.17m x 1.76m)

WC

INTEGRAL GARAGE
11' 6" x 10' 9" (3.51m x 3.28m)

FIRST FLOOR

PRINCIPAL BEDROOM
11' 9" x 10' 7" (3.57m x 3.23m)

ENSUITE
7' 3" x 5' 2" (2.20m x 1.57m)

BEDROOM TWO
11' 10" x 10' 5" (3.60m x 3.17m)

BEDROOM THREE
10' 7" x 9' 5" (3.22m x 2.88m)

BEDROOM FOUR
10' 6" x 9' 9" (3.21m x 2.98m)

BATHROOM
7' 3" x 6' 6" (2.21m x 1.98m)

TOTAL SQUARE FOOTAGE
139.0 sq.m (1496 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

REAR GARDEN WITH LARGE PATIO

ITEMS INCLUDED IN THE SALE

Bosch Integrated oven, Bosch Integrated hob, Bosch extractor, Bosch microwave, CDA fridge, CDA freezer, dishwasher, underfloor heating, All blinds and some light fittings.

ADDITIONAL INFORMATION

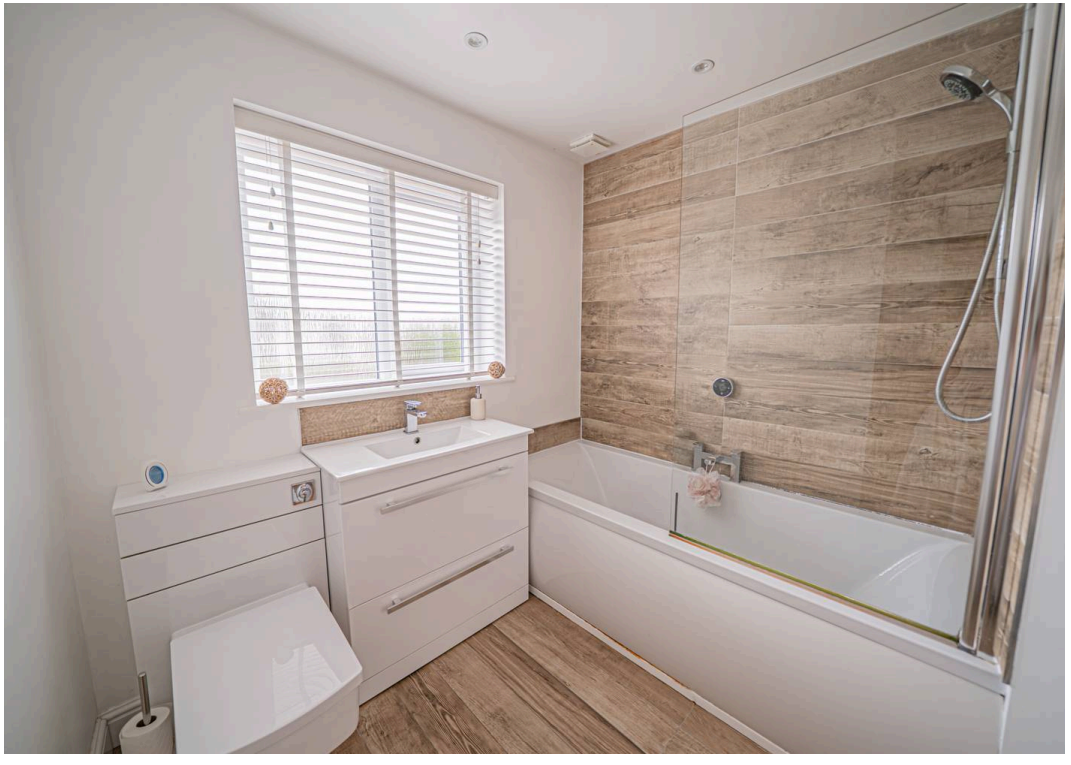
Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – boarded.

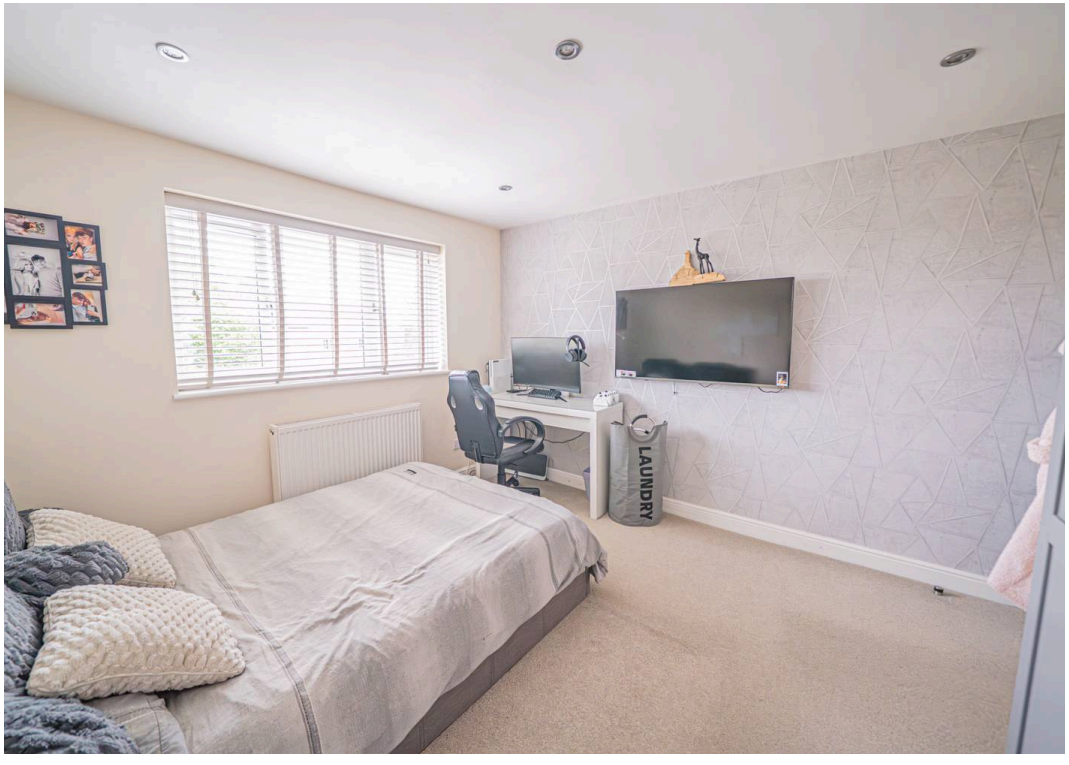
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



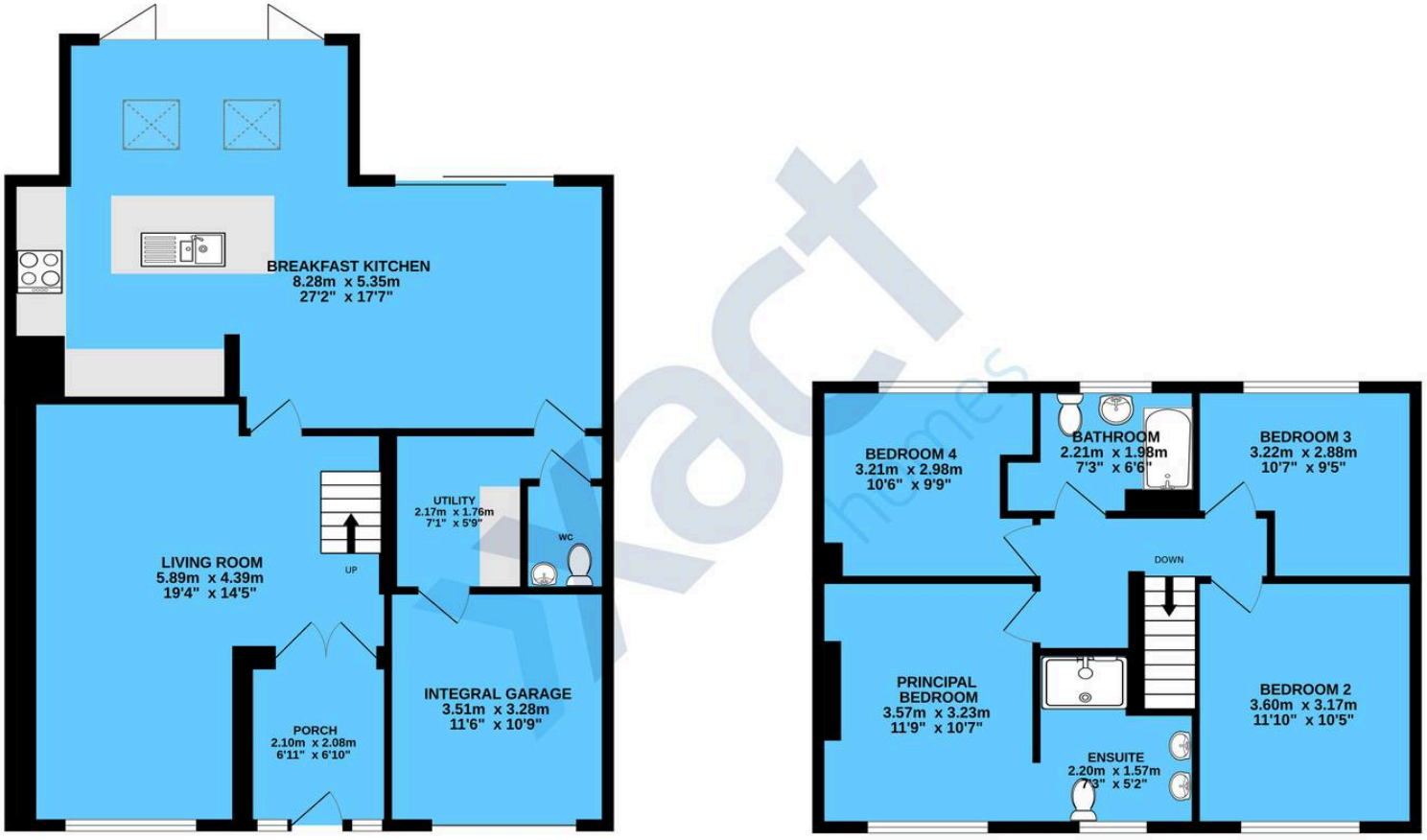





LAUNDRY

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 139.0 sq.m. (1496 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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