



Lavender Hall Lane, Berkswell

Guide Price £635,000





PROPERTY OVERVIEW

This chalet style four bedroom detached house presents a rare opportunity to acquire a spacious and versatile family home in the heart of central Berkswell, offered to the market with no onward chain. The property is arranged over two floors and provides excellent potential for refurbishment or extension (subject to the necessary planning permissions), making it an ideal choice for buyers seeking a project or wishing to create their dream home. Upon entering, you are welcomed by a generous lounge area that leads into the main living room which opens onto the dining area and kitchen overlooking the rear garden. The ground floor accommodation is completed with an en-suite bedroom which could also be used as an office or playroom. Upstairs, there are three double bedrooms (The principal bedroom with en-suite) and a family bathroom, providing comfortable accommodation for the whole family. Outside there is a driveway providing parking for several vehicles and a single garage, offering excellent storage or workshop space and a wide South facing rear garden. The central Berkswell location places you within easy reach of local amenities, highly regarded primary school and convenient transport links, making this an ideal setting for family life.





With its generous proportions, flexible layout and scope for further enhancement, this four bedroom detached house represents a fantastic opportunity to secure a well-located home with enormous potential. Early viewing is highly recommended to fully appreciate the accommodation and possibilities on offer.

Viewing is by appointment only with Xact on 01676 534 411.

PROPERTY LOCATION

Churchfields is located in the heart of Berkswell overlooking the village Green and benefits from being set back behind a wide fore garden.

To reach the property leave Balsall Common on Station Road heading towards Berkswell train station. Proceed under the bridge at the railway station and along Truggist Lane until you reach the T-Junction with Spencers Lane. At the junction turn left and continue until you reach Berkswell village, as you pass The Bear public house take the next turn immediately on your left into Lavender Hall Lane. Churchfields is the 30 yards on your left hand side.

Council Tax band: G

Tenure: Freehold

- Four Bedroom Detached House
- No Onward Chain
- Potential to Refurbish / Extend (STPP)
- Ground Floor En-Suite Bedroom
- Three First Floor Bedrooms
- Good Size South Facing Garden
- Driveway Parking & Garage
- Central Berkswell Location
- Warm Air Central Heating





PORCH

LOUNGE AREA

13' 11" x 10' 10" (4.23m x 3.31m)

LIVING ROOM

19' 9" x 13' 3" (6.02m x 4.05m)

DINING AREA

9' 8" x 10' 2" (2.94m x 3.09m)

KITCHEN

19' 0" x 7' 8" (5.80m x 2.34m)

INTEGRAL GARAGE

8' 11" x 16' 10" (2.72m x 5.14m)

UTILITY

8' 0" x 6' 11" (2.44m x 2.10m)

BEDROOM FOUR/OFFICE

10' 7" x 9' 10" (3.23m x 3.00m)

ENSUITE

5' 2" x 6' 8" (1.57m x 2.04m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 10" x 10' 4" (4.83m x 3.14m)

ENSUITE

8' 0" x 6' 5" (2.43m x 1.96m)

BEDROOM TWO

8' 0" x 17' 5" (2.45m x 5.30m)

BEDROOM THREE

11' 11" x 10' 0" (3.64m x 3.06m)

BATHROOM

5' 3" x 7' 4" (1.61m x 2.24m)

TOTAL SQUARE FOOTAGE

168.0 sq.m (1809 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Fridge/freezer, Garden shed, Greenhouse, All carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

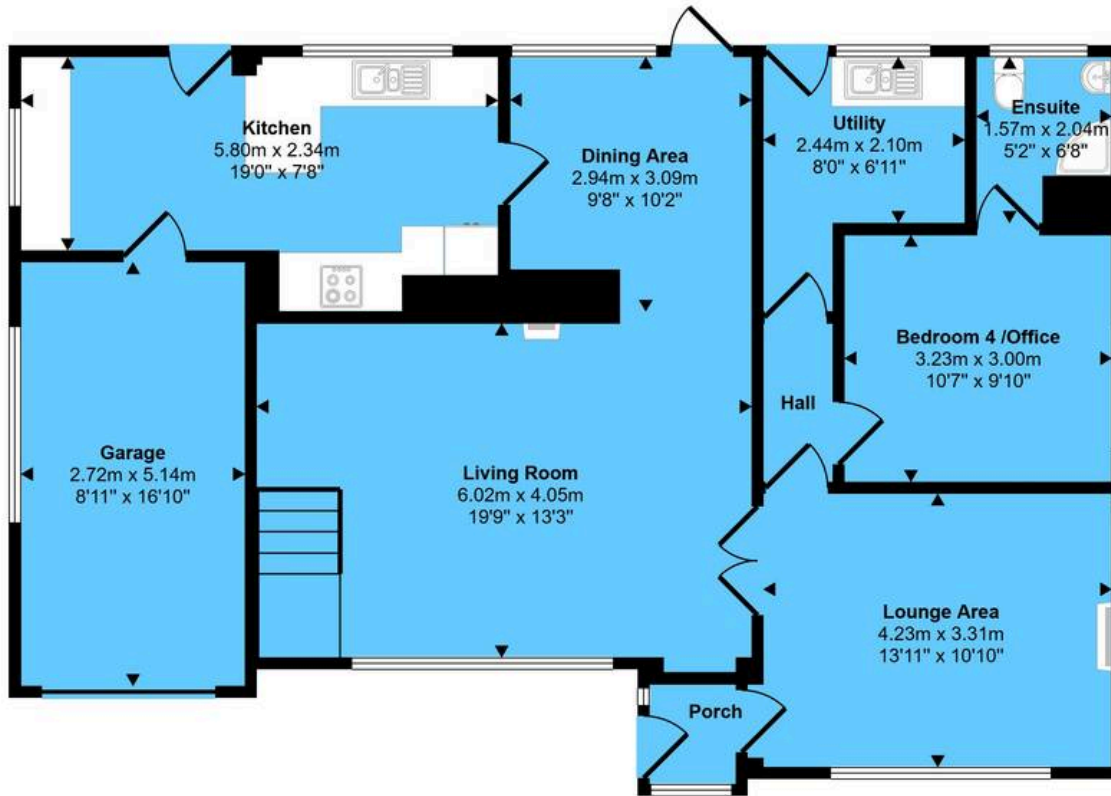
Services – water on a meter, mains gas, electricity and sewers.

INFORMATION FOR POTENTIAL BUYERS

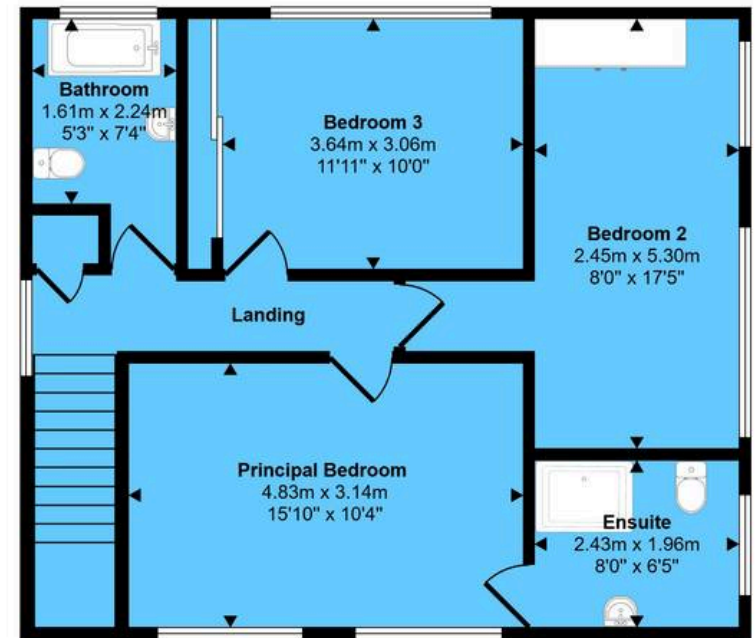
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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.



Approx Gross Internal Area
168 sq m / 1809 sq ft



Ground Floor
Approx 105 sq m / 1131 sq ft



First Floor
Approx 63 sq m / 678 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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