



Needlers End Lane, Balsall Common

In Excess of £1,100,000

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PROPERTY OVERVIEW

This exceptional five bedroom detached residence presents a rare opportunity to acquire a fully renovated and thoughtfully extended character home which seamlessly blends its period origins with contemporary living. The property, close to the village centre, is set well back from the road on a substantial plot of over half an acre, behind a secure gated driveway, offering privacy and an impressive sense of arrival. Internally, this Grade II listed home has been modernised to the highest standards with a contemporary open plan breakfast kitchen being the heart of the home with sitting area, featuring stylish finishes and dual bi-fold doors overlooking the private South facing rear garden. In addition to the kitchen there is a separate utility room, a dining room, office, snug/playroom, and spacious living room with a feature dual-sided woodburner. The ground floor accommodation further benefits from a large one bedroom annexe that also has its own external entrance, offering either independent or connected living. Consisting of a lounge, dining area, kitchen, large double bedroom with en-suite toilet, separate shower room, and study, the space is ideal for a wide range of options including multigenerational families, guests, Airbnb or as a dedicated work-from-home space.



In the main house, the four, first floor bedrooms are generously sized, with the principal bedroom having exposed beams into a vaulted ceiling with the benefit of an en-suite and walk-in dressing room. The three further bedrooms, all doubles, are serviced by two spacious shower rooms. There is ample storage with multiple built-in cupboards and wardrobes. Additional highlights include two garages with storage room above and a further one currently used as a gym, ample driveway parking for multiple vehicles and an EV charge point, catering to a range of modern family needs. Set within gardens and grounds extending to over half an acre (including a wide, private South facing garden), the setting is both tranquil and yet conveniently located for local amenities and transport links. This distinguished home successfully combines historic elegance with modern luxury, offering flexible living spaces and superior specification throughout. It is offered with a closed onward chain, facilitating a smooth and efficient purchase process.

Viewing is 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: G

Tenure: Freehold





- Fully Renovated, Extended & Modernised Character Property
- Open Plan Breakfast Kitchen/Sitting Area With Bi-Fold Doors To South-facing Rear Garden
- Separate Living, Dining & Snug/Play Rooms
- Four Double Bedrooms & Three Bathrooms
- Large One Bedroom Ground Floor Annexe With Own Kitchen, Living & Shower Room
- Close To Village & Set Back Behind A Gated Driveway
- Private Gardens & Grounds Of Over 1/2 Acre
- Three Garages & Driveway Parking For Multiple Vehicles With EV Charge Point
- Closed Onward Chain

PORCH

LIVING ROOM

11' 11" x 20' 1" (3.63m x 6.11m)

SNUG/PLAYROOM

11' 3" x 13' 1" (3.44m x 4.00m)

OFFICE

8' 6" x 6' 11" (2.60m x 2.10m)

DINING ROOM

11' 0" x 13' 2" (3.36m x 4.01m)

BREAKFAST KITCHEN/SITTING AREA

21' 0" x 32' 11" (6.39m x 10.03m)

UTILITY ROOM

6' 6" x 13' 11" (1.98m x 4.25m)

WC

ANNEXE

ANNEXE LIVING ROOM

14' 10" x 17' 8" (4.52m x 5.39m)

ANNEXE KITCHEN

5' 9" x 9' 3" (1.75m x 2.81m)

**SHOWER ROOM**

5' 3" x 7' 7" (1.60m x 2.31m)

ANNEXE BEDROOM

9' 5" x 16' 6" (2.86m x 5.04m)

STUDY

5' 10" x 6' 0" (1.79m x 1.84m)

WC**FIRST FLOOR****PRINCIPAL BEDROOM**

12' 7" x 13' 8" (3.84m x 4.16m)

ENSUITE BATHROOM

10' 8" x 9' 11" (3.24m x 3.01m)

BEDROOM TWO

11' 7" x 13' 9" (3.52m x 4.19m)

SHOWER ROOM ONE

8' 7" x 7' 3" (2.62m x 2.21m)

BEDROOM THREE

11' 11" x 13' 4" (3.62m x 4.06m)

BEDROOM FOUR

13' 5" x 9' 3" (4.10m x 2.82m)

SHOWER ROOM TWO

6' 11" x 10' 10" (2.10m x 3.30m)

OUTSIDE THE PROPERTY**GARAGE ONE**

8' 2" x 16' 11" (2.48m x 5.16m)

GARAGE TWO

8' 11" x 16' 11" (2.71m x 5.16m)

GARAGE/GYM

10' 0" x 20' 6" (3.04m x 6.26m)

TOTAL SQUARE FOOTAGE

364.0 sq.m (3914 sq.ft) approx.



GATED DRIVEWAY PARKING FOR MULTIPLE VEHICLES

PRIVATE SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Siemens Integrated oven, Integrated hob, Extractor, Siemens Microwave, Siemens Fridge/freezer, Dishwasher, Underfloor heating, Garden shed, All carpets, curtains, blinds and light fittings and car charging point (fitted 2019).

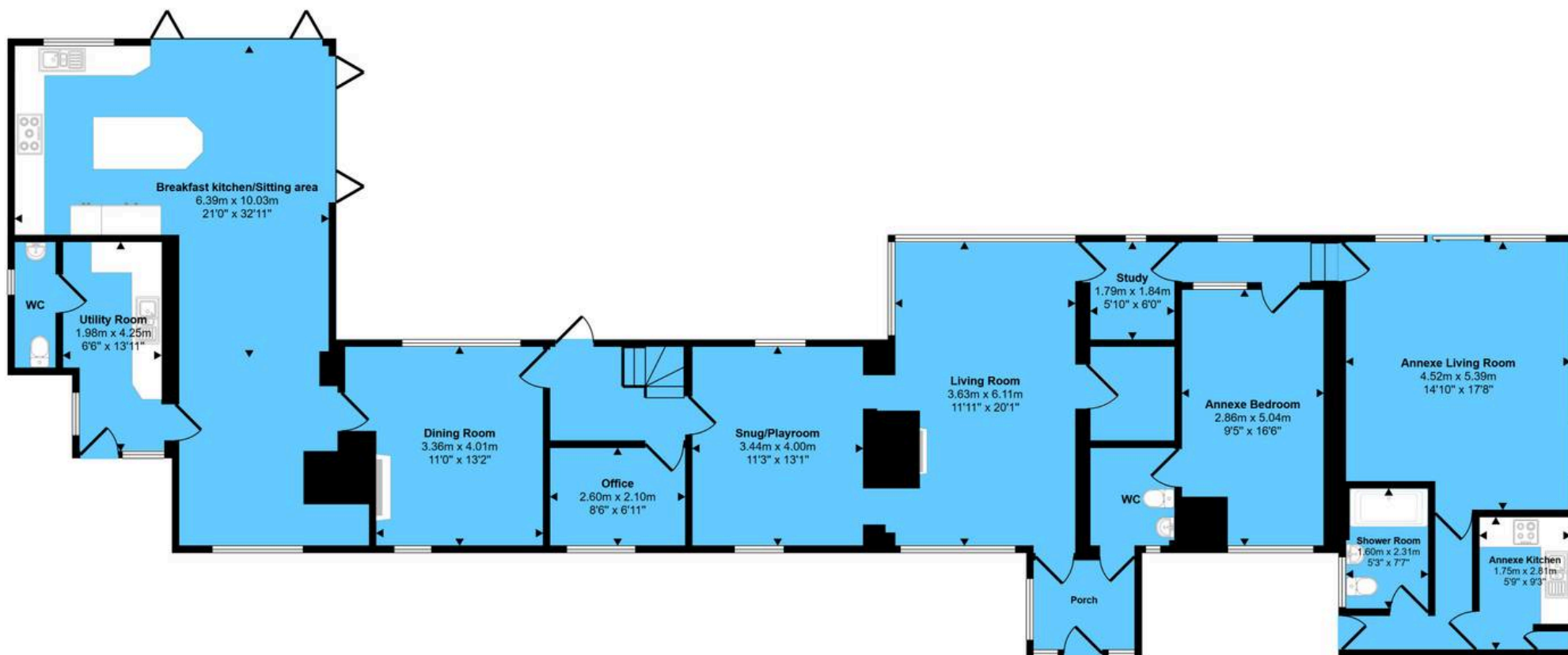
ADDITIONAL INFORMATION

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

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.





Ground Floor
Approx 199 sq m / 2146 sq ft

 Denotes head height below 1.5m

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.

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First Floor
Approx 118 sq m / 1267 sq ft

 Denotes head height below 1.5m

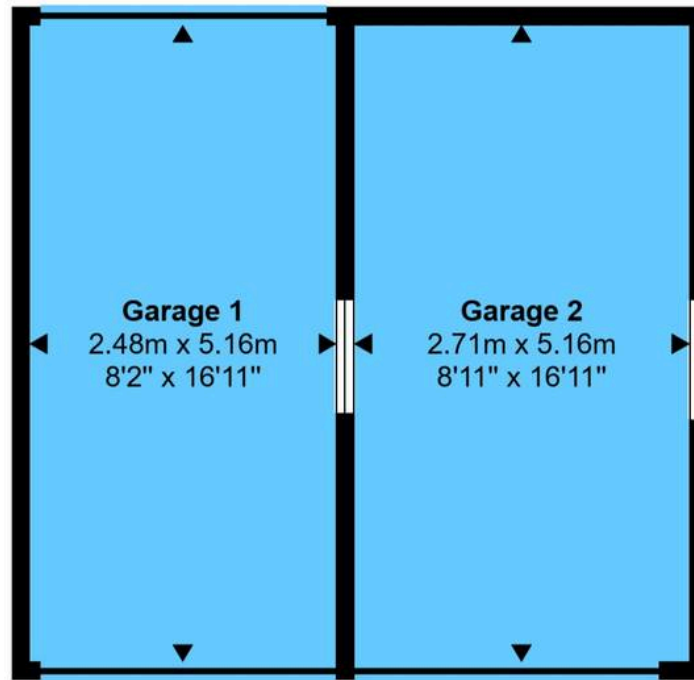
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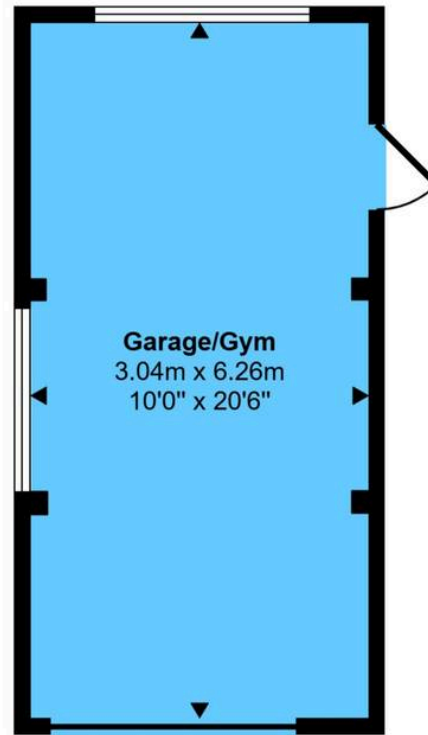


Garage

Approx 28 sq m / 297 sq ft

 Denotes head height below 1.5m

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Garage/Gym
Approx 19 sq m / 205 sq ft

 Denotes head height below 1.5m

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