

# Balsall Street, Balsall Common

£1,195,000

xact EXCLUSIVE









PROPERTY OVERVIEW

A unique five bedroom with a sixth bedroom in the annexe, property originally dating from 17th century situated on the outskirts of Balsall Common set within half an acre of wrap around gardens. Having been part modernised by the present owners the property provides spacious living accommodation with further scope for extension (subject to planning permission) and offers buyers the rare combination of a large family home with extensive outdoor space yet still being conveniently located for access to the village and amenities.

In summary the property provides potential purchasers with:- entrance hallway with gallery landing, open plan kitchen/diner and family living area, lounge, dining room, utility room, guest cloakroom, five bedrooms (ensuite principal bedroom), family bathroom, study and 2 x loft storage rooms. Of particular note is the recent garage conversion to create a duplex detached annexe with large ground floor living area and first floor double bedroom with en-suite bedroom.

Outside the property boasts extensive grounds of approximately half an acre, driveway parking for multiple vehicles and a garage with annexe above.

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: G

Tenure: Freehold

- Traditional Detached Cottage
- Five Bedrooms + Detached One Bedroom Annexe
- Open Plan Kitchen / Dining / Family Living Area
- Lounge & Dining Room
- En-Suite Principal Bedroom
- Half Acre Wrap Around Gardens
- Potential to Extend (STPP)
- Semi Rural Edge of Village Location







**ENTRANCE HALLWAY**

**WC**

**LOUNGE**
21' 5" x 13' 9" (6.52m x 4.20m)

**DINING ROOM**
13' 11" x 11' 10" (4.23m x 3.61m)

**KITCHEN/DINER**
12' 1" x 27' 11" (3.68m x 8.51m)

**FAMILY LIVING AREA**
15' 10" x 13' 7" (4.82m x 4.15m)

**UTILIY ROOM**
6' 11" x 15' 5" (2.12m x 4.70m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**
11' 10" x 11' 11" (3.60m x 3.64m)

**ENSUITE**
4' 5" x 8' 9" (1.35m x 2.67m)

**BEDROOM TWO**
14' 4" x 10' 2" (4.36m x 3.10m)

**BEDROOM THREE**
11' 3" x 12' 0" (3.42m x 3.66m)

**BEDROOM FOUR**
6' 6" x 13' 0" (1.99m x 3.96m)

**BEDROOM FIVE**
8' 9" x 7' 6" (2.67m x 2.28m)

**STUDY**
6' 9" x 7' 6" (2.06m x 2.28m)

**BATHROOM**
6' 10" x 14' 8" (2.09m x 4.47m)



**ANNEXE**

**LIVING AREA**
21' 4" x 18' 3" (6.49m x 5.57m)

**FIRST FLOOR**

**BEDROOM**
10' 4" x 12' 8" (3.15m x 3.87m)

**ENSUITE**
8' 4" x 5' 10" (2.54m x 1.77m)

**OUTSIDE THE PROPERTY**

**GARAGE**
9' 3" x 13' 0" (2.82m x 3.97m)

**TOTAL SQUARE FOOTAGE**
325.0 sq.m (3494 sq.ft) approx.

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**WRAP AROUND GARDEN WITH PATIO**



**ITEMS INCLUDED IN THE SALE**

Neff Integrated oven, AEG Integrated hob, Extractor, Microwave, Fridge (in kitchen), Dishwasher, All carpets, blinds and light fittings, Some Curtains and car charging point (fitted 2023).

**ADDITIONAL INFORMATION**

Services – mains gas, electricity and sewers. 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.

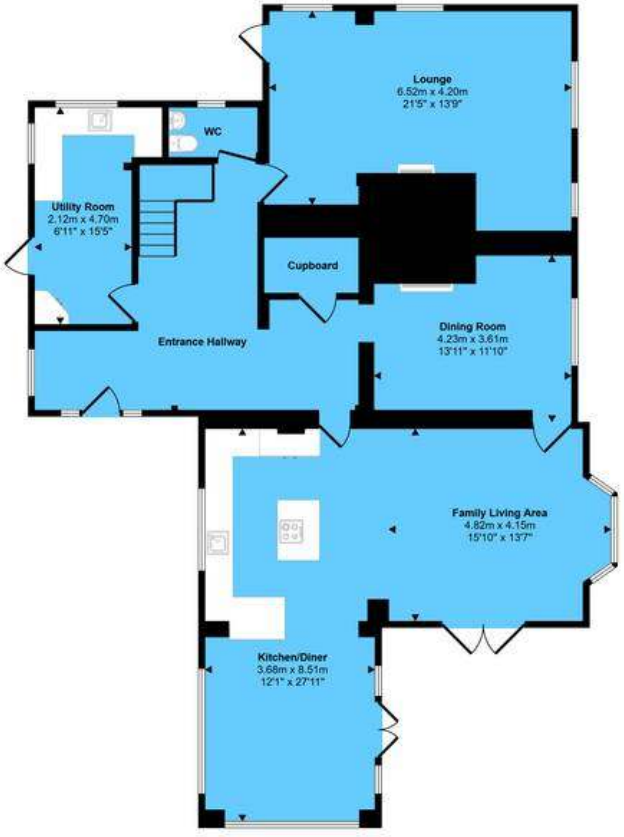






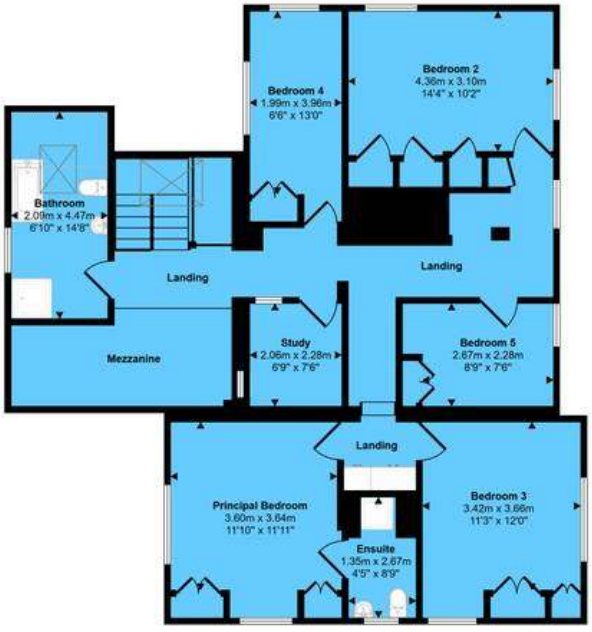


Approx Gross Internal Area
325 sq m / 3494 sq ft




Ground Floor
Approx 144 sq m / 1551 sq ft

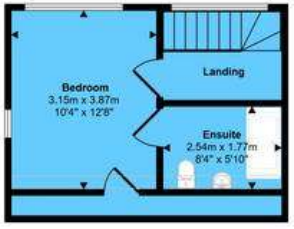
Denotes head height below 1.5m




First Floor
Approx 112 sq m / 1201 sq ft




Annexe Ground Floor
Approx 43 sq m / 462 sq ft




Annexe First Floor
Approx 26 sq m / 280 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.

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