



Meeting House Lane, Balsall Common

Guide Price £1,200,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

This stunning five bedroom detached property has been extended and renovated regardless of cost and provides purchasers with a turnkey house of the highest quality. Providing features such as underfloor heating, Neff kitchen appliances, Quooker tap, Porcelanosa bathrooms, feature log burner, electric gates and decked Gazebo for outdoor entertaining.

Requiring internal inspection to fully appreciate the quality of the accommodation the property provides potential purchasers with: entrance hallway, dual aspect lounge, stunning family breakfast kitchen, utility room, family room/bedroom five, guest WC, study area, four double bedrooms (2 x en-suite) and a luxury family bathroom. Outside there is a large private rear garden, being landscaped with mature shrubs & trees and a gazebo area laid with porcelain slabs with power for entertaining. There are electric gates to the front of the property leading to the driveway that supports parking for multiple vehicles and access via electric up and over doors to the double garage.





Viewing is highly recommended and is strictly by appointment only with Xact Homes 01676 534 411.

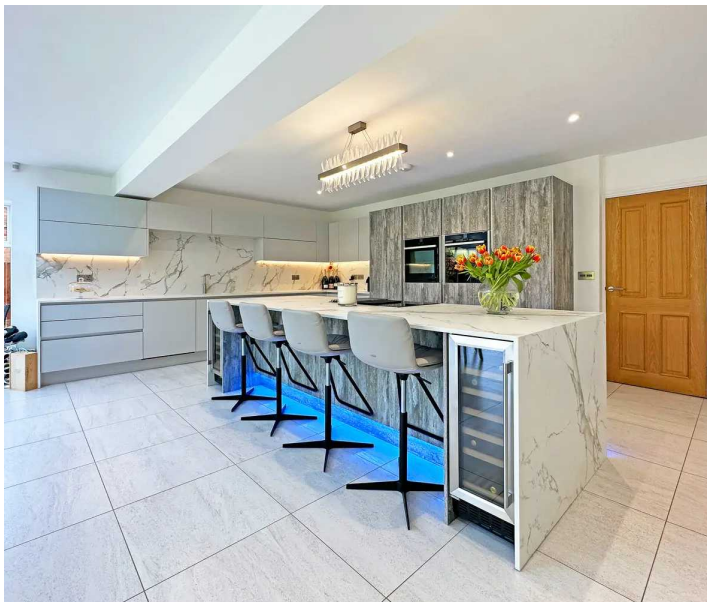
PROPERTY LOCATION

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

- Five Bedroom Detached House
- Highest Quality Fixtures & Fittings Throughout
- Stunning Open Plan Family Breakfast Kitchen
- Lounge & Family Room
- Two En-Suite Bedrooms
- Private Landscaped Rear Garden
- Gated Driveway with Parking for Multiple Vehicles





ENTRANCE HALL

WC

LOUNGE

22' 10" x 14' 11" (6.95m x 4.55m)

FAMILY ROOM/BEDROOM FIVE

16' 9" x 15' 7" (5.10m x 4.75m)

BREAKFAST KITCHEN

26' 3" x 23' 11" (8.00m x 7.30m)

UTILITY ROOM

9' 10" x 5' 11" (3.00m x 1.80m)

FIRST FLOOR

BEDROOM ONE

16' 11" x 16' 5" (5.15m x 5.00m)

ENSUITE

10' 0" x 6' 3" (3.05m x 1.90m)

BEDROOM TWO

14' 1" x 12' 8" (4.30m x 3.85m)

ENSUITE

BEDROOM THREE

20' 4" x 12' 0" (6.20m x 3.65m)

BEDROOM FOUR

13' 5" x 11' 0" (4.10m x 3.35m)

BATHROOM

10' 0" x 6' 3" (3.05m x 1.90m)

STUDY AREA



OUTSIDE THE PROPERTY

DOUBLE GARAGE

15' 9" x 15' 7" (4.80m x 4.75m)

LARGE PRIVATE LANDSCAPED GARDEN

ITEMS INCLUDED IN THE SALE

Two Neff integrated ovens, induction hob, warming drawer, wine fridges, Quooker, microwave, fridge, freezer, Bosch dishwasher, all carpets and blinds, fitted wardrobes in four bedrooms, underfloor heating (kitchen tiled area, utility, hall area and WC), two garden sheds, CCTV, Gazebo, log burner in the lounge and electric garage door.

ADDITIONAL INFORMATION

Services - water meter, main gas, electricity and sewers. Broadband - BT. Loft space - part boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

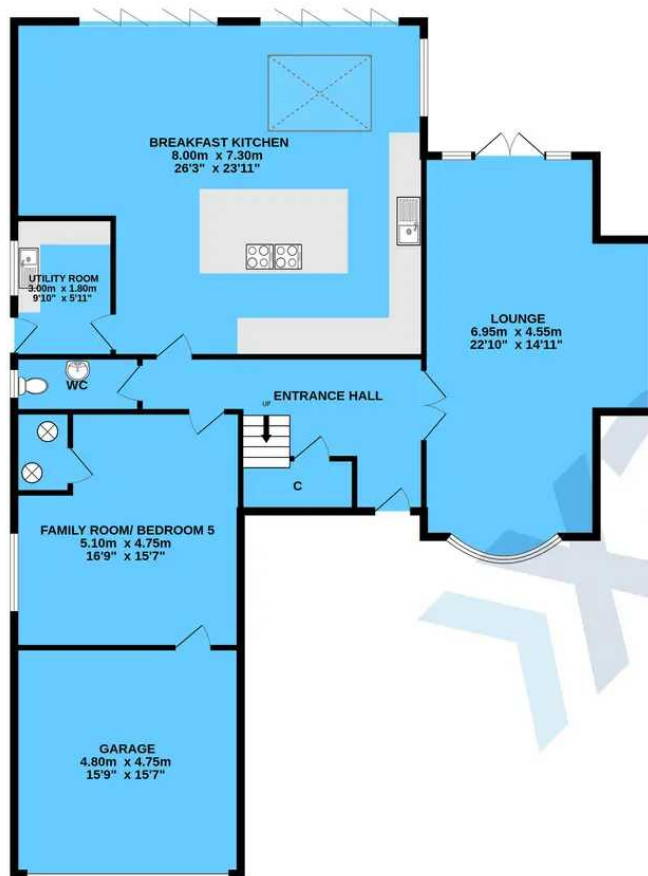
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



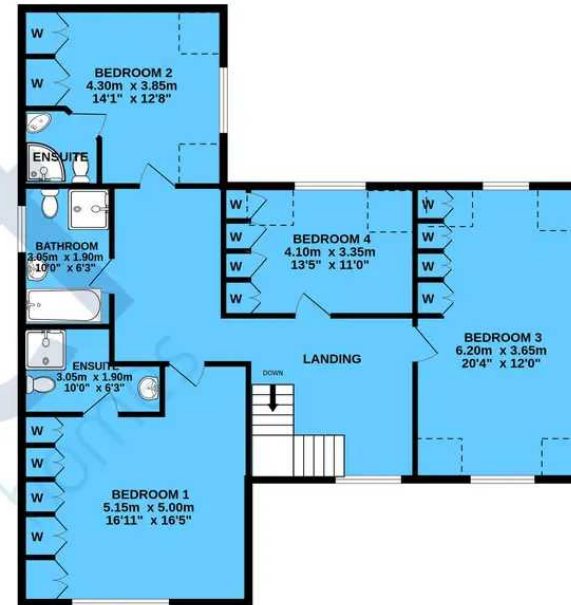




GROUND FLOOR



1ST FLOOR



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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