



Old Waste Lane, Balsall Common

Offers Over £1,250,000





PROPERTY OVERVIEW

This secluded five bedroom detached property is set back from the road behind a long private driveway and provides a ready to move into house in the most private of settings. Located on the edge of the village with views over open countryside and standing in grounds of approximately one acre this stunning home is maintained to a high specification and provides potential purchasers with: entrance hallway, living room, breakfast kitchen with oak units & quooker tap, family room, study, utility room, guest WC, three first floor bedrooms (2 x en-suite), family bathroom and on the second floor two further bedrooms both with en-suite facilities.

Outside the gardens extend to all sides the property with parking being available for multiple vehicles. There is garaging available for up to 6 vehicles, a workshop/wood store and a leisure building with shower room which could be used as gym / office / summer house / studio.

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: E

Tenure: Freehold

- Five Bedroom Detached House
- Approximately One Acre Plot
- Four En-Suite Bedrooms
- Views Over Open Countryside
- Approximately 2700 sq ft of Living Space
- Beautifully Presented Throughout
- Breakfast Kitchen, Living Room, Family Room & Study
- Garages for up to Six Vehicles
- Leisure Building (Gym / Office / Studio)





GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM

5' 11" x 4' 11" (1.8m x 1.5m)

WC

3' 7" x 4' 11" (1.1m x 1.5m)

LIVING ROOM

19' 2" x 17' 7" (5.85m x 5.35m)

STUDY

9' 2" x 8' 6" (2.8m x 2.6m)

FAMILY ROOM

15' 3" x 13' 7" (4.65m x 4.15m)

BREAKFAST/KITCHEN

21' 4" x 15' 3" (6.5m x 4.65m)

UTILITY

7' 9" x 8' 6" (2.35m x 2.6m)

FIRST FLOOR

PRINCIPAL BEDROOM

23' 4" x 11' 6" (7.1m x 3.5m)

ENSUITE

8' 7" x 7' 9" (2.62m x 2.35m)

BEDROOM TWO

15' 7" x 13' 5" (4.75m x 4.1m)

ENSUITE

6' 11" x 4' 7" (2.1m x 1.4m)



**BEDROOM THREE**

15' 3" x 10' 10" (4.65m x 3.3m)

BATHROOM

10' 10" x 9' 4" (3.3m x 2.85m)

SECOND FLOOR**BEDROOM FOUR**

15' 11" x 14' 3" (4.85m x 4.35m)

ENSUITE

10' 6" x 7' 9" (3.2m x 2.35m)

BEDROOM FIVE

14' 5" x 10' 12" (4.4m x 3.35m)

ENSUITE

10' 12" x 4' 11" (3.35m x 1.5m)

OUT BUILDINGS**LEISURE BUILDING****BEDROOM SIX/GYM**

12' 8" x 9' 8" (3.85m x 2.94m)

SHOWER ROOM**KITCHEN/LIVING AREA**

18' 5" x 11' 9" (5.61m x 3.57m)

FOUR CAR GARAGE

31' 1" x 16' 6" (9.48m x 5.04m)

DOUBLE GARAGE

17' 10" x 17' 4" (5.44m x 5.28m)



ITEMS INCLUDED IN THE SALE

Siemens fan electric integrated oven, De Dietrich Induction integrated hob, extractor, Siemens microwave, fridge freezer (tbc), Siemens dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in bedroom one, some light fittings, solar panels and electric garage door.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Matching bedroom furniture in master bedroom, dressing table and bedside cabinets.

ADDITIONAL INFORMATION

Services: Oil, electricity and mains sewers. Broadband: BT

MONEY LAUNDERING REGULATIONS

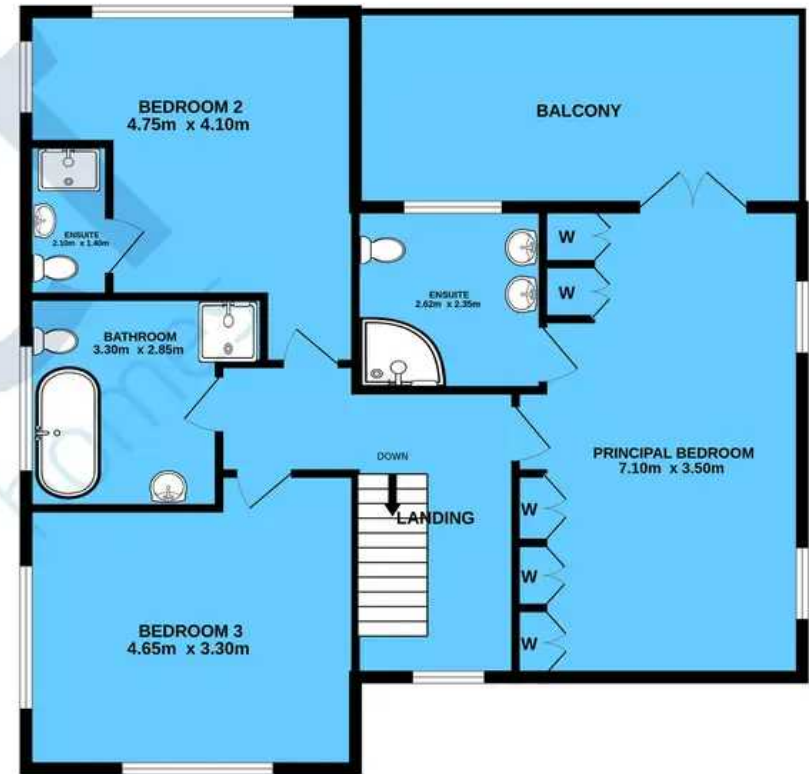
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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