



Needlers End Lane, Balsall Common

Guide Price £455,000





PROPERTY OVERVIEW

Set back from the road in a private lane is this beautifully presented three bedroom character cottage which enjoys outstanding views over open countryside to the rear. Being located a short walk from the village centre whilst enjoying a quiet semi-rural outlook, the property requires internal inspection to fully appreciate the quality of the accommodation available. In summary the property provides potential purchasers with:- entrance hallway, living room, dining room, breakfast kitchen, conservatory / sun room, guest WC, three double bedrooms and a family bathroom.

Outside there is a private landscaped rear garden, detached single garage and driveway parking for multiple vehicles.

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





PROPERTY LOCATION

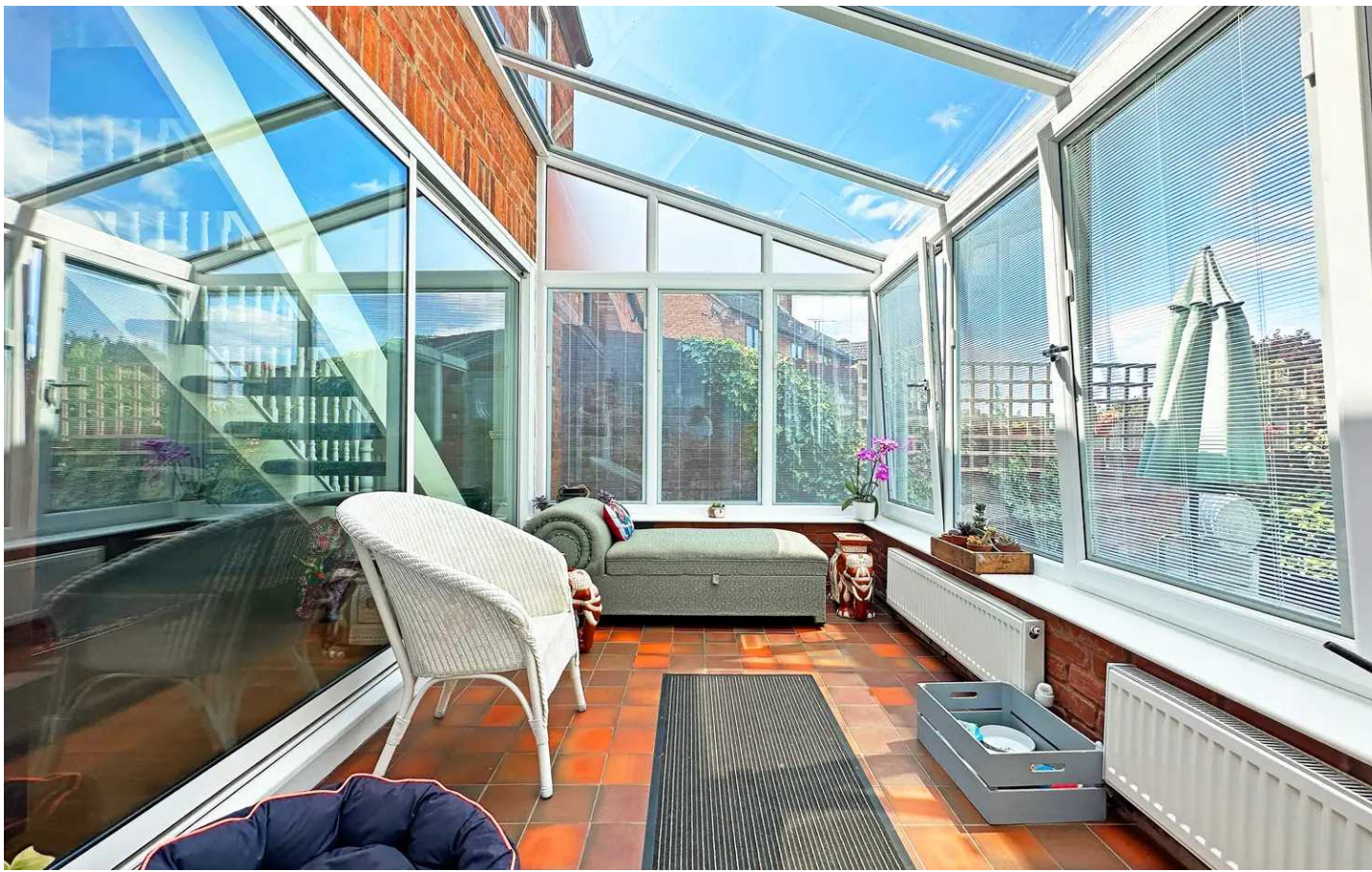
Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis 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



- Three Bedroom Character Cottage
- Overlooking Open Fields to the Rear
- Living Room, Dining Room & Breakfast Kitchen
- Sun Room Overlooking Rear Garden
- Three Double Bedrooms
- Detached Single Garage & Off Road Parking
- Private Landscaped Rear Garden



ENTRANCE HALLWAY

LIVING ROOM

13' 4" x 12' 6" (4.07m x 3.8m)

DINING ROOM

11' 2" x 10' 6" (3.4m x 3.2m)

BREAKFAST KITCHEN

12' 4" x 11' 3" (3.77m x 3.43m)

CONSERVATORY / SUN ROOM

14' 5" x 7' 1" (4.4m x 2.15m)

GUEST WC

7' 3" x 6' 3" (2.22m x 1.9m)

FIRST FLOOR

BEDROOM ONE

12' 8" x 12' 2" (3.86m x 3.7m)

BEDROOM TWO

12' 8" x 11' 3" (3.85m x 3.42m)

BEDROOM THREE

11' 2" x 10' 6" (3.4m x 3.2m)

BATHROOM

7' 3" x 4' 7" (2.22m x 1.4m)





OUTSIDE THE PROPERTY

PRIVATE LANDSCAPED REAR GARDEN

DETACHED SINGLE GARAGE

17' 5" x 11' 7" (5.3m x 3.52m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom and all light fittings.

ADDITIONAL INFORMATION

Services - mains gas, 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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Xact Homes

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