



Needlers End Lane, Balsall Common

Offers in Region of £400,000





PROPERTY OVERVIEW

This three bedroom link-detached property is conveniently located for access to the village centre and local schools, is available to purchase with no onward chain and provides significant potential to refurbish and extend subject to the necessary planning consents. Benefitting from a large rear garden the accommodation currently provides potential purchasers with:- enclosed porch, full width lounge, dining room, kitchen, utility room, guest wc, three bedrooms and a family bathroom.

Outside the large rear garden backs onto open fields, there is a single garage with integral access from the utility room and driveway parking to the front which could be extended further.

To arrange a viewing contact 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: E

Tenure: Freehold

- Three Bedroom Link Detached
- No Onward Chain
- Potential to Modernise & Extend (STPP)
- Lounge, Dining Room, Kitchen & Utility Room
- Garage & Driveway Parking
- Large Rear Garden
- Overlooking Open Fields





ENCLOSED PORCH
3' 3" x 7' 10" (1.00m x 2.40m)

LOUNGE
13' 5" x 17' 7" (4.10m x 5.35m)

DINING ROOM
9' 2" x 8' 8" (2.80m x 2.65m)

KITCHEN
11' 6" x 8' 2" (3.50m x 2.50m)

UTILITY
6' 7" x 8' 6" (2.00m x 2.60m)

GUEST WC
4' 11" x 3' 3" (1.50m x 1.00m)

FIRST FLOOR

BEDROOM ONE
11' 6" x 9' 4" (3.50m x 2.85m)

BEDROOM TWO
9' 4" x 9' 4" (2.85m x 2.85m)

BEDROOM THREE
7' 10" x 7' 5" (2.40m x 2.25m)

BATHROOM
5' 3" x 7' 5" (1.60m x 2.25m)





OUTSIDE THE PROPERTY

GARAGE

16' 9" x 8' 6" (5.10m x 2.60m)

NORTH FACING GARDEN

TOTAL SQUARE FOOTAGE

101.8 sq.mts (1096 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

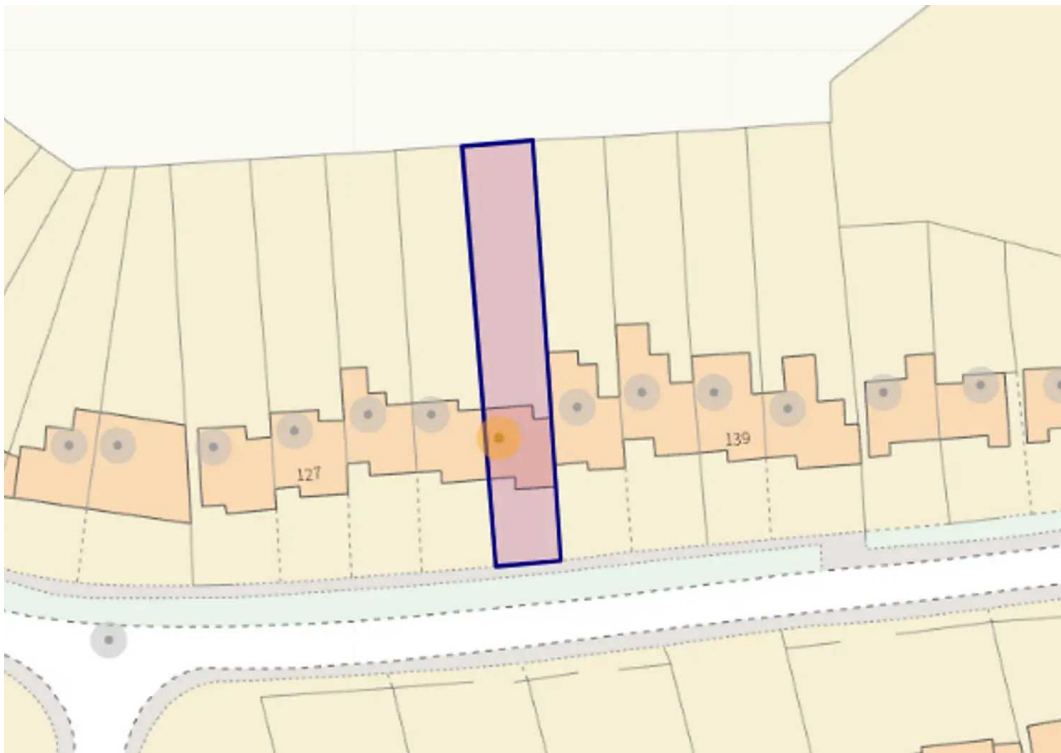
Free standing cooker, all carpets, all curtains, all blinds, all light fittings and garden shed.

ADDITIONAL INFORMATION

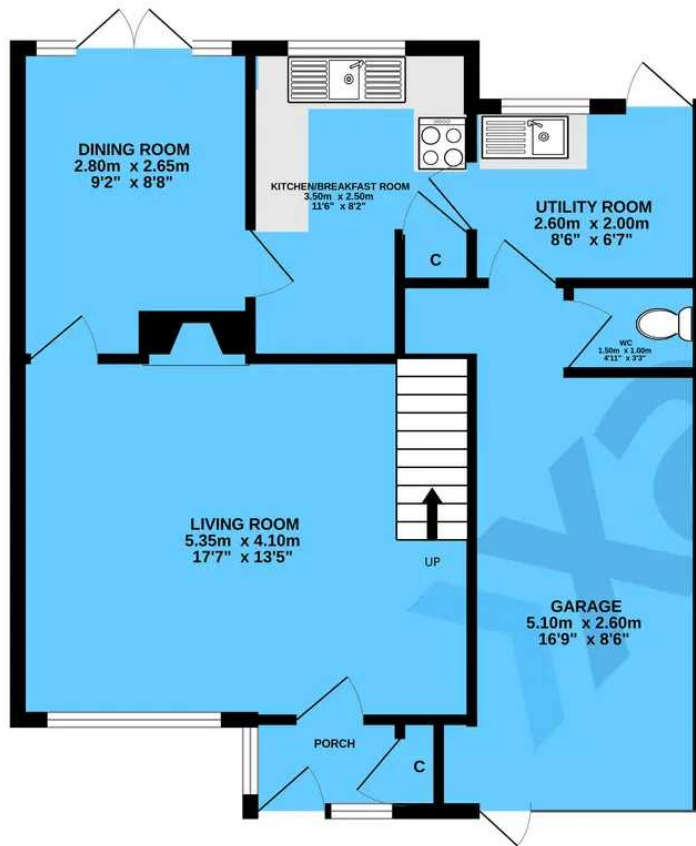
Services: mains gas, electricity and mains sewers.

MONEY LAUNDERING REGULATIONS

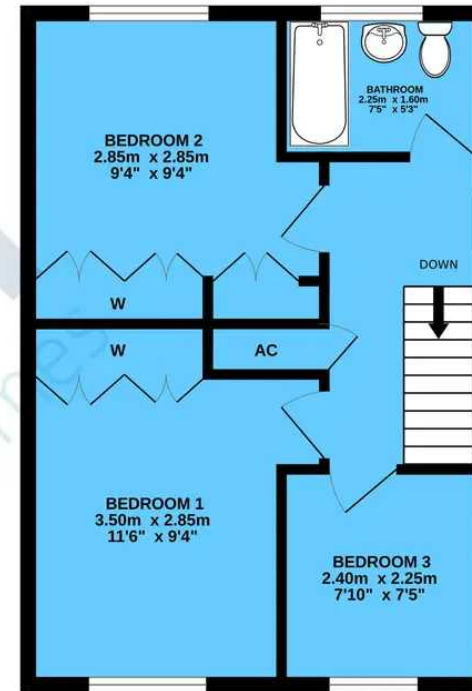
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 101.8 sq.m. (1096 sq.ft.) approx.

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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SALES & LETTINGS

