



## Waste Lane, Balsall Common

Offers Over £600,000



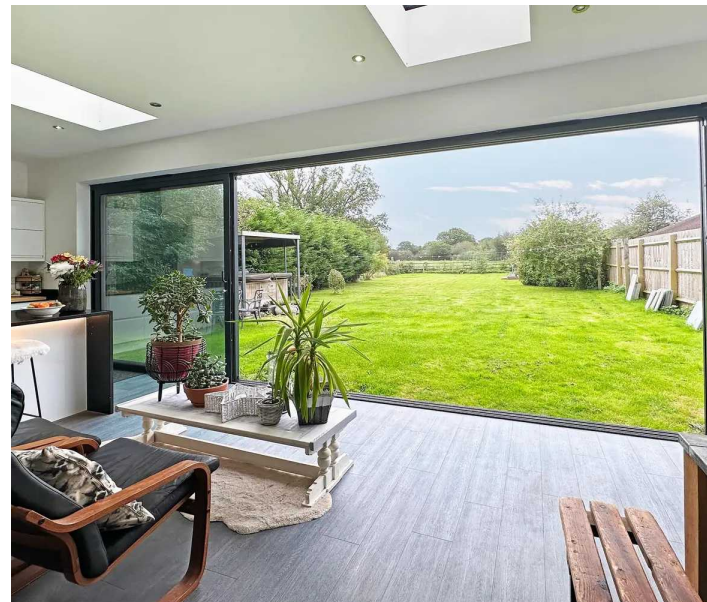


## PROPERTY OVERVIEW

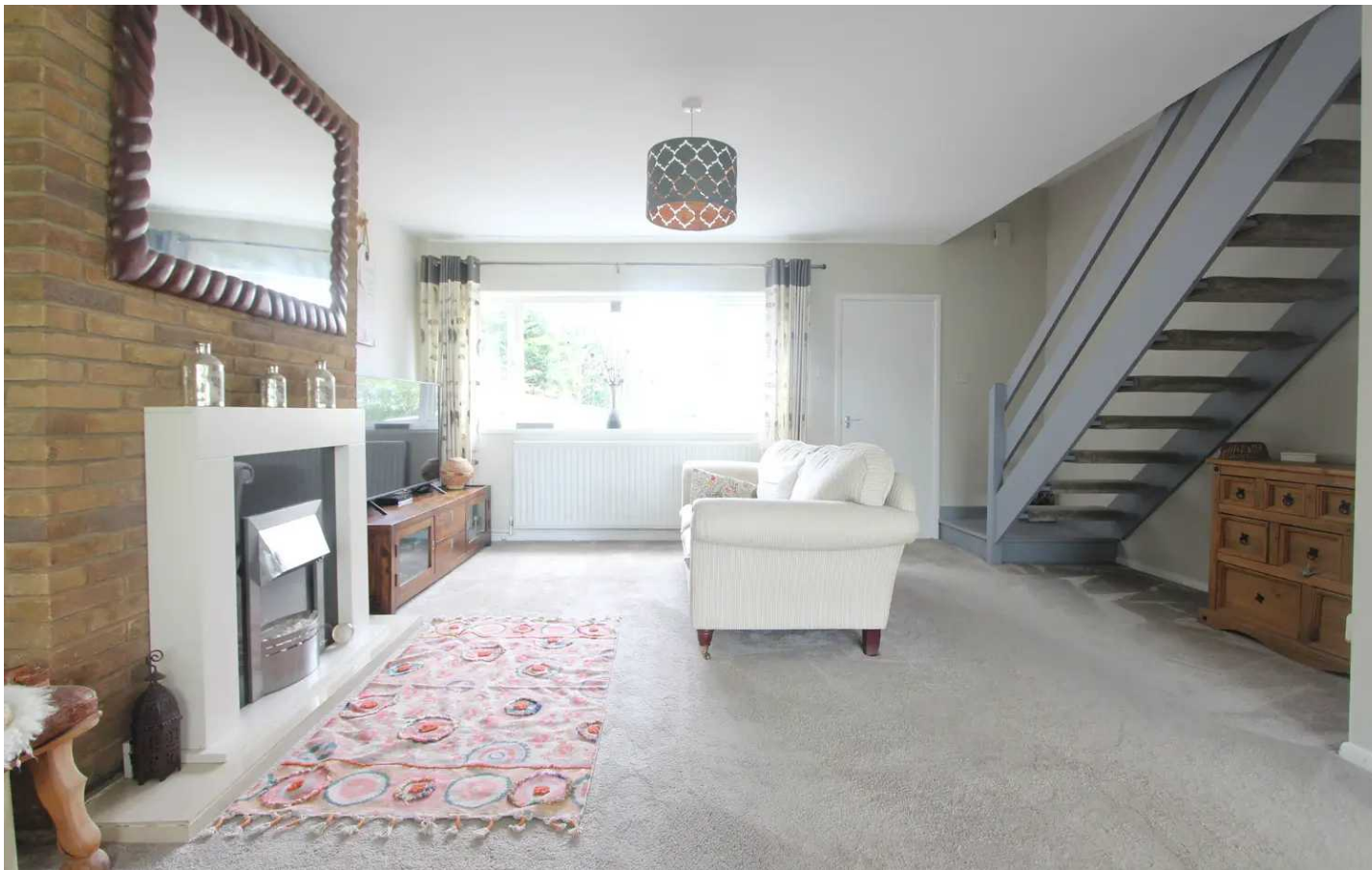
This extended four bedroom detached house is located on the edge of the village and benefits from views over open countryside to front & rear. Having a very large driveway providing off road parking for multiple vehicles and a wide private rear garden with further scope for extension (STPP) the accommodation currently provides potential purchasers with:- entrance hallway, lounge with bi-fold doors to the stunning open plan family breakfast kitchen, utility room, guest WC, four bedrooms and a family bathroom.

Outside there is a large South facing garden, 2 x single garages and extensive driveway parking

Viewing is strictly by 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: F

Tenure: Freehold



- Four Bedroom Link Detached
- Rural Views to the Front & Rear
- Open Plan Kitchen / Dining / Family Room
- Lounge with Bi-Fold doors to Family Kitchen
- Potential to Extend (STPP)
- 2 x Single Garages & Extensive Driveway Parking
- South Facing Rear Garden Overlooking Open Fields





**ENCLOSED PORCH**

**ENTRANCE HALLWAY**

**LOUNGE**

14' 5" x 16' 11" (4.40m x 5.15m)

**KITCHEN/DINING**

25' 9" x 21' 10" (7.85m x 6.65m)

**UTILITY**

8' 10" x 8' 2" (2.70m x 2.50m)

**WC**

**FIRST FLOOR**

**BEDROOM ONE**

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

**BEDROOM TWO**

12' 0" x 10' 0" (3.65m x 3.05m)

**BEDROOM THREE**

11' 0" x 8' 10" (3.35m x 2.70m)

**BEDROOM FOUR**

9' 0" x 9' 4" (2.75m x 2.85m)

**BATHROOM**

8' 4" x 6' 5" (2.55m x 1.95m)







## **OUTSIDE THE PROPERTY**

### **SOUTH FACING GARDEN**

#### **GARAGE ONE**

21' 0" x 9' 0" (6.40m x 2.75m)

#### **GARAGE TWO**

18' 8" x 8' 6" (5.70m x 2.60m)

#### **TOTAL SQUARE FOOTAGE**

165.8 sq.mts (1785 sq.ft) approx.

#### **ITEMS INCLUDED IN THE SALE**

Double integrated oven, induction integrated hob, extractor, integrated microwave, dishwasher, all carpets, fitted wardrobes in two bedrooms and garden shed.

#### **FURTHER ITEMS TO BE INCLUDED IN THE SALE**

Hot tub.

#### **ADDITIONAL INFORMATION**

Services: mains gas, electricity and mains sewers.  
Broadband: BT Fibre-Optic, Loft Space: Boarded with lighting

#### **MONEY LAUNDERING REGULATIONS**

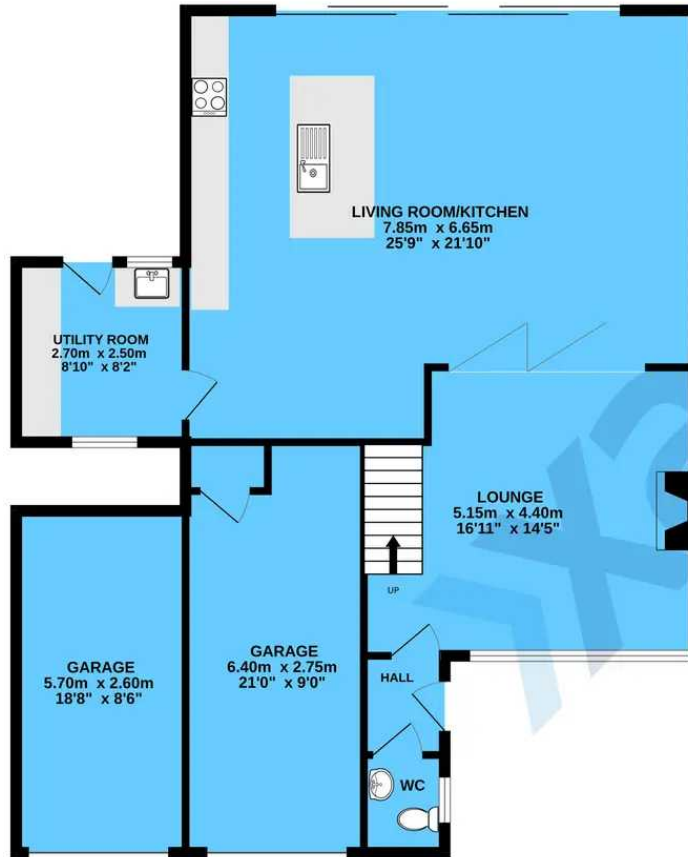
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



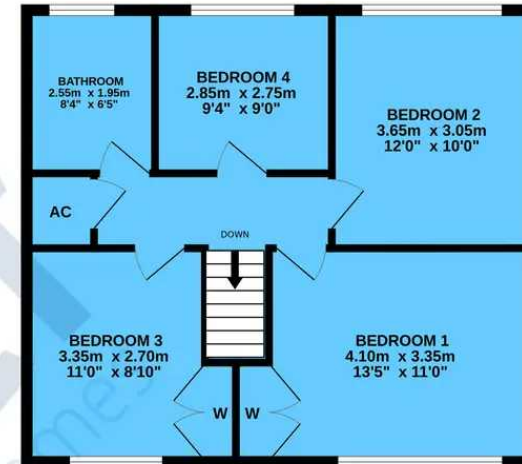




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 165.8 sq.m. (1785 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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