



## Hob Lane, Balsall Common

Offers in Region of £550,000





## PROPERTY OVERVIEW

A redevelopment opportunity exists, subject to the necessary planning permission and consent, for this Victorian farmhouse located on the edge of Balsall Common which benefits from rural views and private gardens. Currently providing approximately 1500sq ft of living accommodation with further smaller outbuildings, the property is available to purchase with no onward chain and currently provides potential purchasers with :- lounge, breakfast kitchen, snug (currently used as a bedroom), utility area, guest WC, three first floor bedrooms and a family bathroom. Above the kitchen there is a store / attic room which is accessed via its own flight of stairs with conversion potential to create a fourth ensuite bedroom.



Outside there are gardens to three sides. Viewing is strictly by appointment with Xact Homes on 01676 534 411.

- Three Bedroom Detached House
- Potential to Extend / Redevelop (STPP)
- Lounge, Snug & Breakfast Kitchen
- Edge of Village Rural Location
- Potential Attic Room Conversion to Create Fourth Bedroom



## 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: D

Tenure: Freehold

## LOUNGE

17' 1" x 16' 7" (5.21m x 5.05m)

## SNUG

14' 11" x 10' 4" (4.55m x 3.15m)

## BREAKFAST KITCHEN

17' 1" x 13' 1" (5.21m x 3.99m)

## UTILITY AREA

14' 1" x 10' 4" (4.29m x 3.15m)

## WC/BOILER ROOM

15' 3" x 5' 11" (4.65m x 1.80m)





## FIRST FLOOR

### BEDROOM ONE

16' 9" x 10' 10" (5.11m x 3.30m)

### BEDROOM TWO

13' 1" x 8' 8" (3.99m x 2.64m)

### BEDROOM THREE

10' 2" x 8' 2" (3.10m x 2.49m)

### BATHROOM

10' 2" x 7' 7" (3.10m x 2.31m)

### STORE/ATTIC ROOM AREA ONE

16' 9" x 14' 1" (5.11m x 4.29m)

### STORE/ATTIC ROOM AREA TWO

14' 1" x 10' 4" (4.29m x 3.15m)

### TOTAL SQUARE FOOTAGE

166.4 sq.m (1791 sq.ft) approx.

### OUTSIDE THE PROPERTY

#### GARDENS TO THREE SIDES

#### ITEMS INCLUDED IN THE SALE

LPG Range Cooker, dishwasher and all carpets, curtains and light fittings.

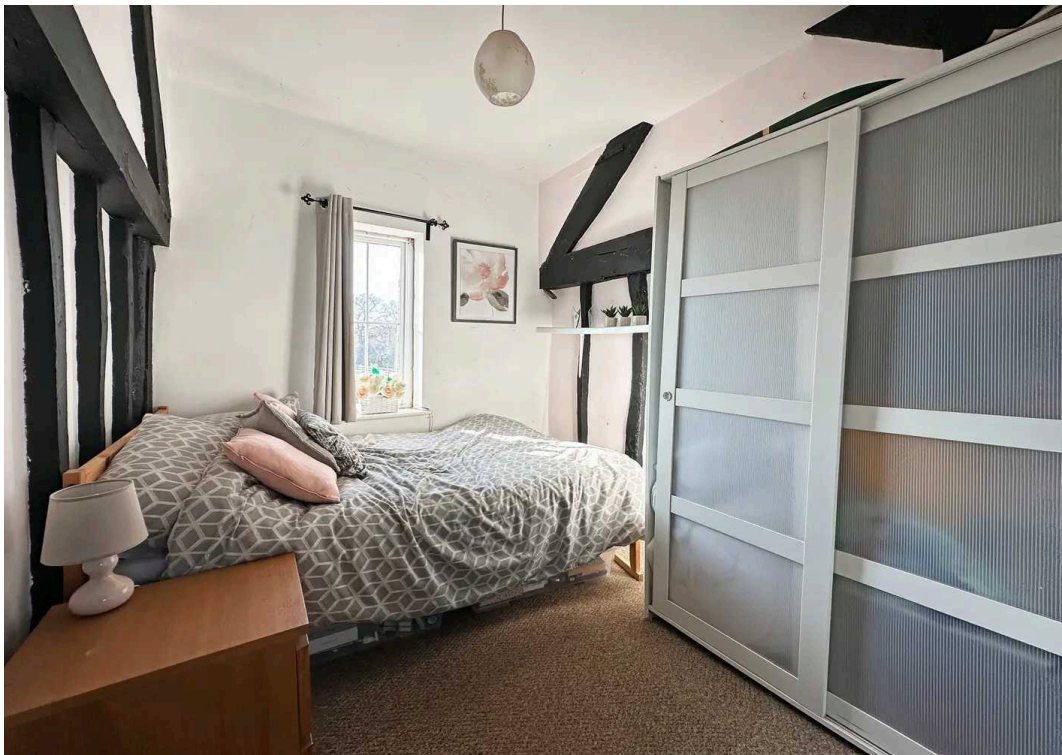
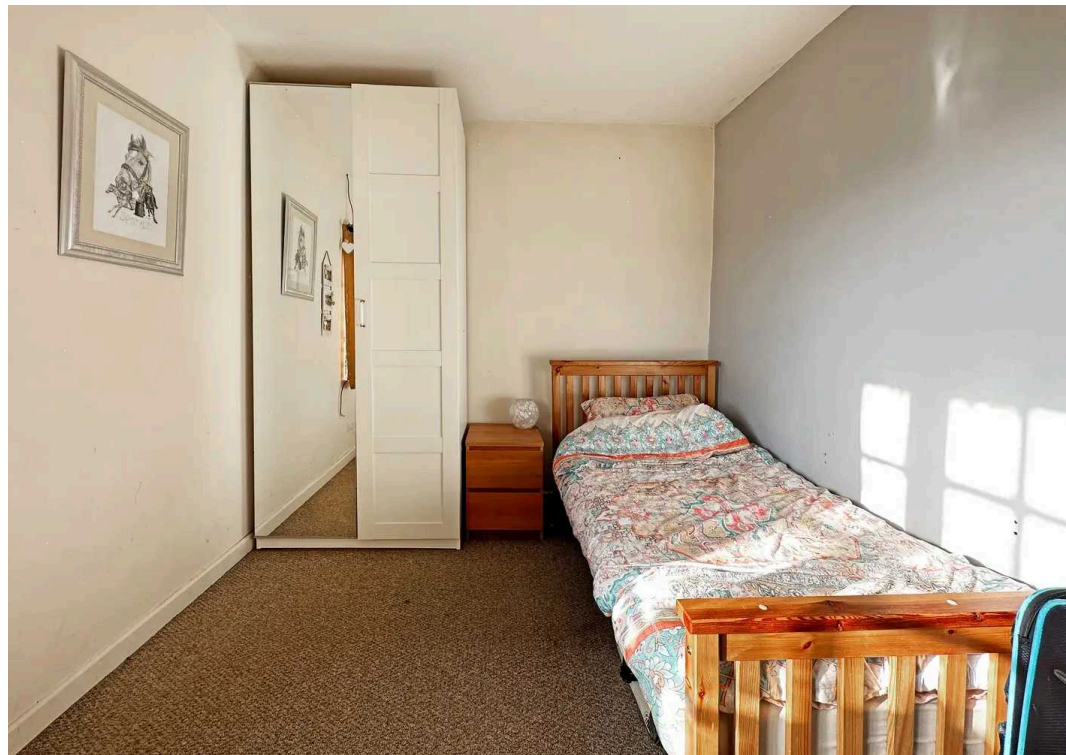
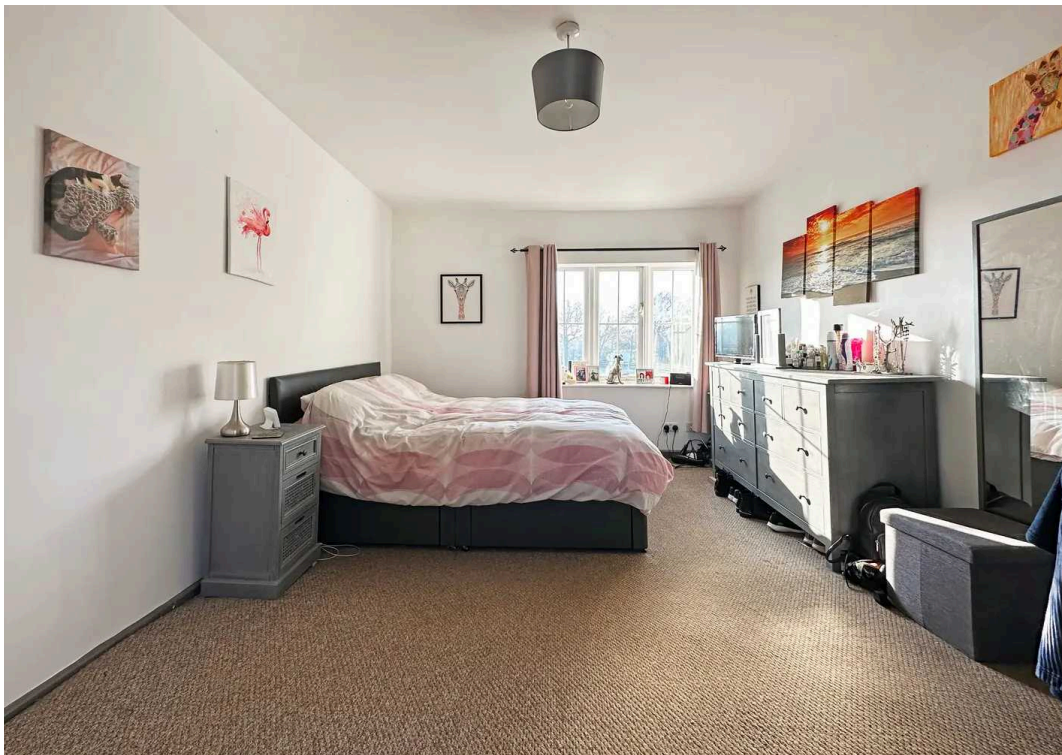
#### ADDITIONAL INFORMATION

Services - water meter, oil, mains electricity and sewers. Broadband - BT. Loft space - boarded.

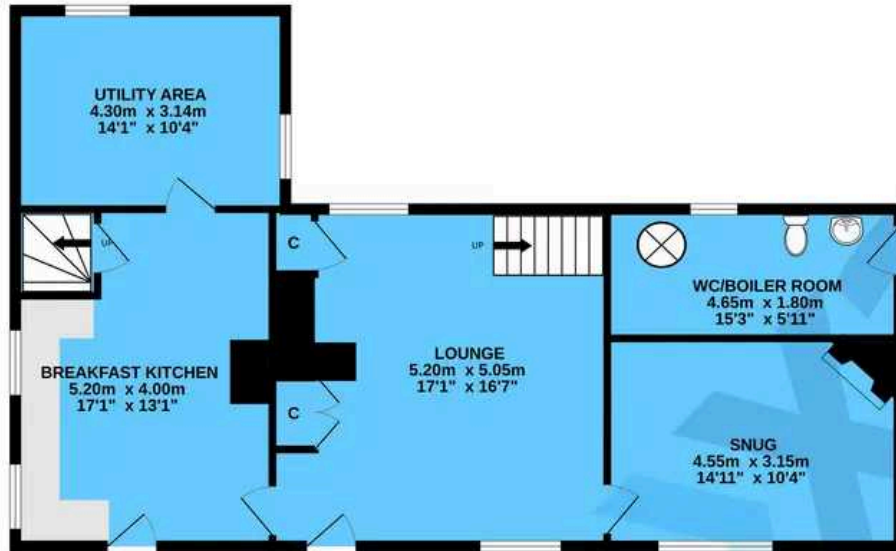


#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR  
82.7 sq.m. (890 sq.ft.) approx.



1ST FLOOR  
83.7 sq.m. (901 sq.ft.) approx.



TOTAL FLOOR AREA : 166.4 sq.m. (1791 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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