



## Wootton Green Lane, Balsall Common

Offers Over £500,000







## PROPERTY OVERVIEW

This completely refurbished three bedroom link-detached property is conveniently located in a rural setting on the outskirts of Balsall Common, benefits from views over open countryside to the rear and is available to purchase with no onward chain. Having been modernised throughout by the present owner the property now offers beautifully presented living accommodation with the benefit of off road parking and a long rear garden. Requiring internal inspection to appreciate the quality of the living space the property provides potential purchasers with:- entrance hallway, large living room, full width breakfast kitchen overlooking the rear garden, guest WC, three double bedrooms (1 x en-suite) and a modern family bathroom.



Outside there is a long rear garden backing onto open fields with an insulated studio / office outbuilding (with broadband connection), generous foregarden with driveway parking and a garage.

Viewing is by appointment only 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: E

Tenure: Freehold

- Three Bedroom Link Detached
- Edge of Village Semi-Rural Location
- No Onward Chain
- Beautifully Presented Throughout
- Open Plan Breakfast Kitchen
- En-Suite Bedroom One
- Garage & Driveway Parking
- Long Rear Garden with Insulated Studio / Office





**ENTRANCE HALL**

**WC**

**LIVING ROOM**

18' 4" x 12' 0" (5.59m x 3.66m)

**BREAKFAST KITCHEN**

**KITCHEN AREA**

9' 10" x 9' 8" (3.00m x 2.95m)

**DINING AREA**

9' 8" x 8' 7" (2.95m x 2.62m)

**FIRST FLOOR**

**BEDROOM ONE**

18' 4" x 11' 10" (5.59m x 3.61m)

**ENSUITE**

8' 6" x 4' 11" (2.59m x 1.50m)

**BEDROOM TWO**

9' 8" x 8' 10" (2.95m x 2.69m)

**BEDROOM THREE**

9' 8" x 8' 10" (2.95m x 2.69m)

**BATHROOM**

6' 11" x 4' 11" (2.11m x 1.50m)

**TOTAL SQUARE FOOTAGE**

97 sq.m (1044 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **GARAGE**

17' 7" x 7' 9" (5.36m x 2.36m)

### **STUDIO/OFFICE**

21' 6" x 11' 4" (6.55m x 3.45m)

### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - BT. Loft space - boarded with lighting.

### **LONG REAR GARDEN**

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

Integrated oven, integrated hob, extractor, dishwasher, all carpets and blinds, fitted wardrobes in one bedroom and studio/office (outbuilding).

### **MONEY LAUNDERING REGULATIONS**

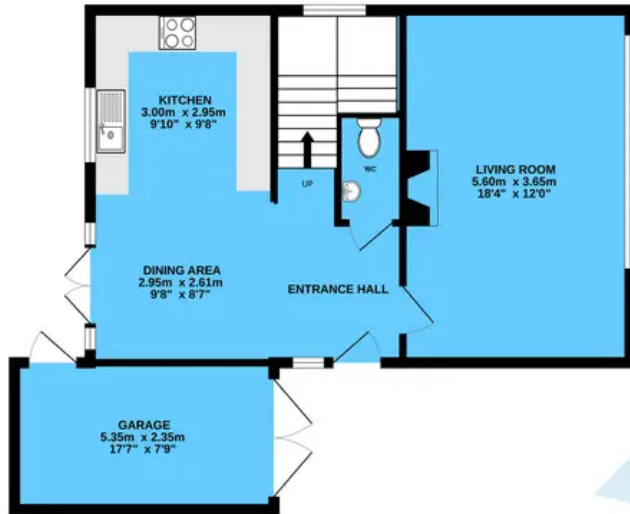
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



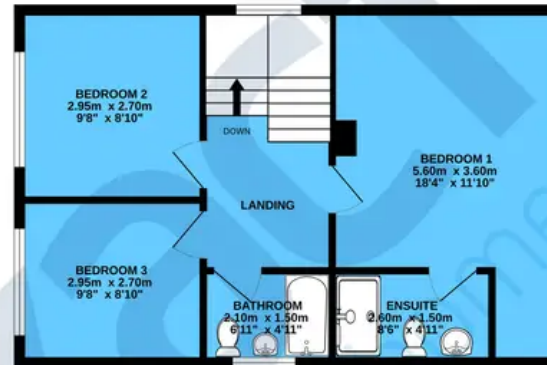




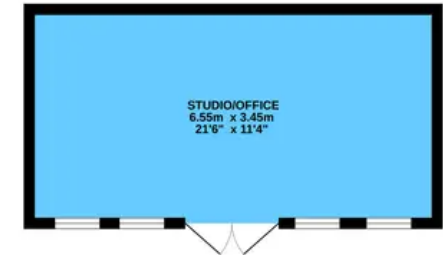
GROUND FLOOR



1ST FLOOR



OUTBUILDING



TOTAL FLOOR AREA : 97.0 sq.m. (1044 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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