



## Meeting House Lane, Balsall Common

Guide Price £769,950



## PROPERTY OVERVIEW

This four bedroom detached house is ideally located for access to the village centre and Berkswell train station and benefits from a wide South facing rear garden. Being well maintained throughout with further potential to extend (STPP) and refurbish the property provides approximately 1700sq ft of living accommodation which in summary includes:- entrance hallway, through lounge, dining room / ground floor bedroom with small study off, kitchen, large utility room, guest WC, conservatory. To the first floor there are four double bedrooms (principal en-suite) and a large family bathroom.

Outside the property has a wide fore-garden shielded from the road behind a tall hedge, a double garage with workshop area to the rear of the property and a South facing rear garden with patio area, lawn and raised vegetable beds.

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: G

Tenure: Freehold

- Four Bedroom Detached House
- Potential To Extend (STPP) & Refurbish
- Lounge, Dining Room & Conservatory
- Ideally Located For Access To Village Centre & Train Station
- En-Suite Principal Bedroom
- Four Double Bedrooms
- South Facing Rear Garden
- Detached Double Garage With Workshop Area





## ENTRANCE HALLWAY

### WC

### LOUNGE

17' 5" x 11' 10" (5.30m x 3.60m)

### DINING ROOM

11' 10" x 9' 10" (3.60m x 3.00m)

### KITCHEN

12' 4" x 11' 10" (3.75m x 3.60m)

### UTILITY ROOM

11' 2" x 8' 6" (3.40m x 2.60m)

### STUDY

7' 10" x 5' 7" (2.40m x 1.70m)

### CONSERVATORY

12' 2" x 10' 8" (3.70m x 3.25m)

### SITTING ROOM

11' 10" x 11' 6" (3.60m x 3.50m)

## FIRST FLOOR

### PRINCIPAL BEDROOM

15' 5" x 12' 2" (4.70m x 3.70m)

### ENSUITE

12' 2" x 6' 5" (3.70m x 1.95m)

### BEDROOM TWO

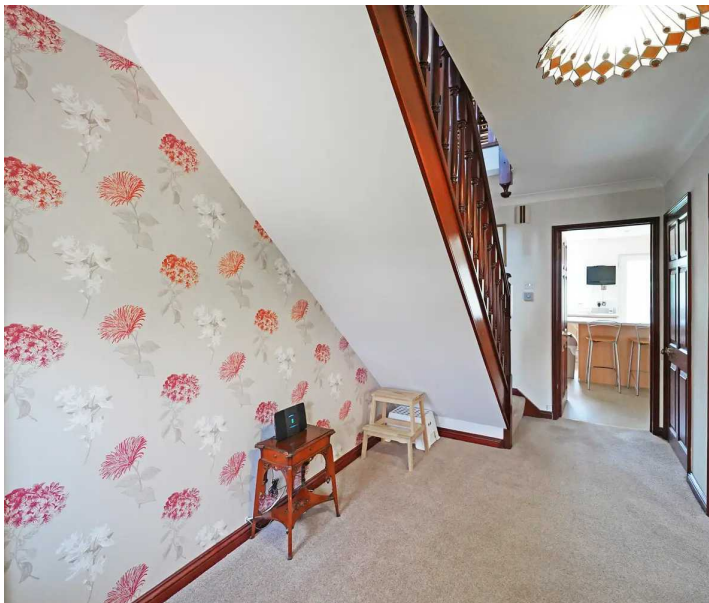
16' 5" x 10' 6" (5.00m x 3.20m)

### BEDROOM THREE

11' 10" x 10' 0" (3.60m x 3.05m)

### BEDROOM FOUR

12' 0" x 8' 0" (3.65m x 2.45m)



**BATHROOM**

12' 6" x 6' 11" (3.80m x 2.10m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 202.3 sq.m. = 2178 sq.ft. approx.

**OUTSIDE THE PROPERTY****GARAGE**

19' 4" x 15' 1" (5.90m x 4.60m)

**WORKSHOP**

19' 4" x 7' 10" (5.90m x 2.40m)

**WIDE FORE-GARDEN****WIDE SOUTH FACING REAR GARDEN****ITEMS INCLUDED IN SALE**

Neff integrated double oven, integrated hob, extractor, full height fridge, dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings and a greenhouse.

**ADDITIONAL INFORMATION**

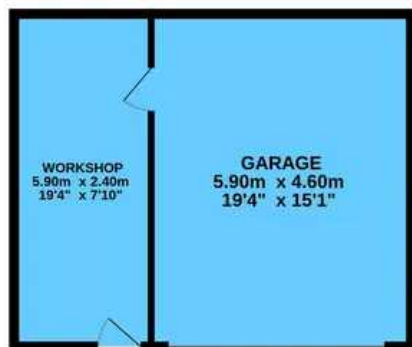
Mains gas, electricity and mains sewers. Broadband - EE. Loft space - partially boarded with ladder and lighting.

**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.



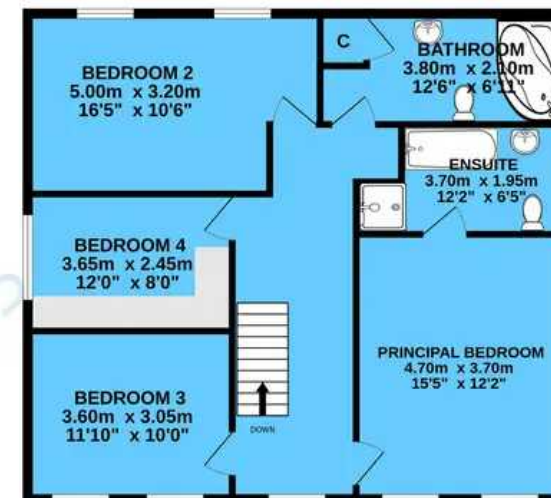
OUTBUILDINGS



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 202.3 sq.m. (2178 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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