



Benton Green Lane, Berkswell

Guide Price £495,000





PROPERTY OVERVIEW

This three bedroom semi-detached property is conveniently located in a rural setting on the outskirts of Balsall Common / Berkswell and benefits from a long rear garden which backs onto open fields. Having been extended and modernised by the present owner the property now offers ready to move into living accommodation which requires internal inspection to fully appreciate the quality of the living space. In summary the property provides potential purchasers with:- entrance hallway, lounge with wood burning stove, stunning open plan family breakfast kitchen with feature island & bi-fold doors to the rear garden, utility room, three double bedrooms, a modern family bathroom and a guest WC.

Outside there is a long beautifully landscaped rear garden backing onto open fields (with greenhouse / arbor / pergola & storage shed) and driveway parking to the front of the property for two vehicles.

Viewing is by appointment only with Xact on 01676 534 411.





PROPERTY LOCATION

To reach the property leave Balsall Common on Station Road heading towards Berkswell train station. Proceed under the bridge at the railway station and along Truggist Lane until you reach the T-Junction with Spencers Lane. At the junction turn right and proceed 500m to the mini roundabout, take the first exit (left) on the B4101. Continue up Tanners Lane & take the first turn on the left into Benton Green Lane, the property is approximately 300m on the right hand side.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached
- Beautifully Presented Throughout
- Stunning Family Breakfast Kitchen
- Long Landscaped Rear Garden
- Modern Family Bathroom
- Driveway Parking
- Rural Location Backing onto Open Fields



ENTRANCE HALLWAY

LOUNGE

14' 7" x 11' 11" (4.45m x 3.63m)

BREAKFAST KITCHEN

21' 0" x 20' 5" (6.40m x 6.22m)

UTILITY ROOM

BATHROOM

17' 0" x 8' 8" (5.18m x 2.64m)



FIRST FLOOR

BEDROOM ONE

12' 6" x 11' 11" (3.81m x 3.63m)

BEDROOM TWO

12' 4" x 7' 7" (3.76m x 2.31m)

BEDROOM THREE

9' 1" x 7' 7" (2.77m x 2.31m)

TOTAL SQUARE FOOTAGE

105.5 sq.m (1136 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR TWO VEHICLES

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

AEG double integrated oven, integrated hob, extractor, dishwasher, all carpets, curtains, blinds and light fittings, wine fridge, pergola and arbor.

ADDITIONAL INFORMATION

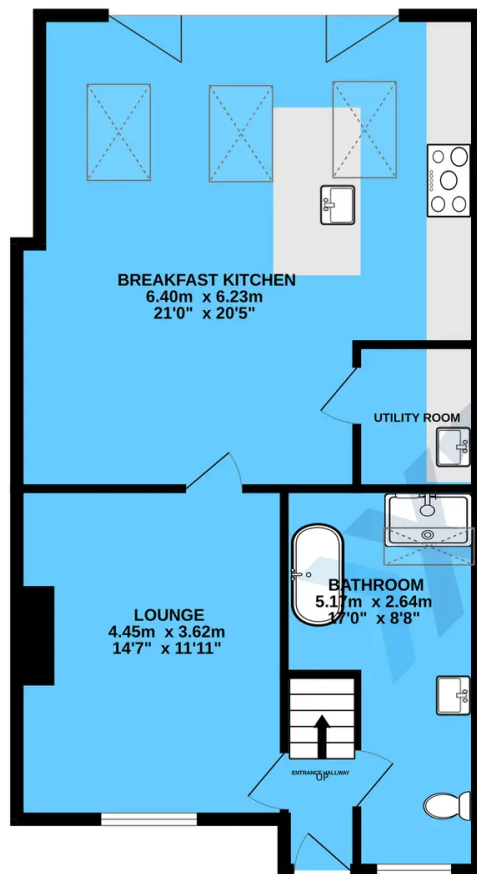
Services - water meter, mains gas, electricity and sewers. Broadband - Sky - fibre optic. Loft space - part boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

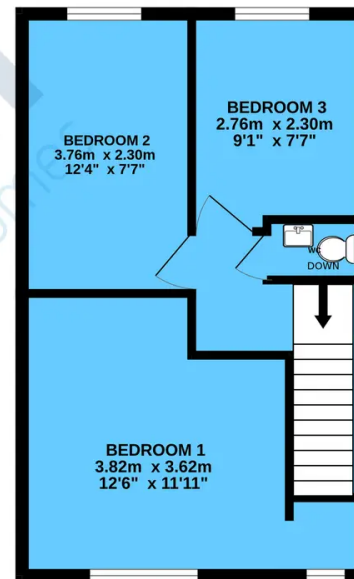
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
69.8 sq.m. (751 sq.ft.) approx.



1ST FLOOR
35.7 sq.m. (384 sq.ft.) approx.



TOTAL FLOOR AREA: 105.5 sq.m. (1136 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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