



# Meeting House Lane, Balsall Common

Guide Price £1,250,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

A rare opportunity to acquire this very well maintained & presented family home situated in one of the most sought after roads in Balsall Common with the benefit of a self contained one bedroom annex. The property, which is available to purchase with no onward chain, provides in excess of 3000sq ft of living accommodation and offers further scope for extension (STPP). In summary the property provides potential purchasers with:- enclosed porch, large entrance hallway with feature window overlooking the rear garden, living room, dining room, breakfast kitchen, study, guest WC, four generous double bedrooms (1 x en-suite) and a family bathroom.

The annex can be accessed without entering the main property and provides a fitted kitchen on the ground floor with a first floor living room and a bedroom with en-suite facilities.

Outside the property has a generous driveway providing parking for multiple vehicles, a large double garage and private south facing landscaped rear garden with mature shrubs and trees.

Homes in this most sought after location vary rarely come to the market and viewing can be arranged by prior 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: G

Tenure: Freehold

- Traditional Detached House
- Over 3000sq ft of Living Accommodation
- Well Presented & Maintained
- Living Room, Dining Room, Study & Breakfast Kitchen
- Annex with Kitchen, Living Room & En-Suite Bedroom
- No Onward Chain
- Potential to Extend (STPP)
- Large South Facing Garden
- Double Garage & Extensive Driveway Parking





## PORCH

## ENTRANCE HALLWAY

## LIVING ROOM

20' 2" x 13' 9" (6.15m x 4.20m)

## DINING ROOM

13' 0" x 11' 2" (3.95m x 3.40m)

## BREAKFAST KITCHEN

18' 4" x 11' 6" (5.60m x 3.50m)

## KITCHEN

10' 4" x 9' 10" (3.15m x 3.00m)

## UTILITY ONE

11' 2" x 6' 1" (3.40m x 1.86m)

## UTILITY TWO

11' 2" x 9' 10" (3.40m x 3.00m)

## STUDY

13' 1" x 11' 6" (4.00m x 3.50m)

## WC

6' 5" x 6' 5" (1.96m x 1.95m)

## FIRST FLOOR

## BEDROOM ONE

20' 4" x 14' 1" (6.20m x 4.28m)

## BEDROOM TWO

14' 7" x 14' 3" (4.45m x 4.35m)

## BEDROOM THREE

15' 7" x 9' 10" (4.75m x 3.00m)

## ENSUITE

8' 6" x 5' 3" (2.60m x 1.60m)



**BEDROOM FOUR**

11' 10" x 11' 2" (3.60m x 3.40m)

**BATHROOM**

9' 2" x 8' 6" (2.80m x 2.60m)

**SHOWER ROOM**

9' 2" x 6' 5" (2.80m x 1.95m)

**LIVING ROOM**

13' 7" x 11' 6" (4.15m x 3.50m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 323.0 sq.m. = 3477 sq.ft. approx.

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

19' 0" x 17' 7" (5.80m x 5.35m)

**PRIVATE SOUTH FACING LANDSCAPED REAR GARDEN****ITEMS INCLUDED IN SALE**

Free standing cooker, extractor, fridge, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings and a garden shed.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Utility Warehouse. Loft space - boarded with ladder and lighting.

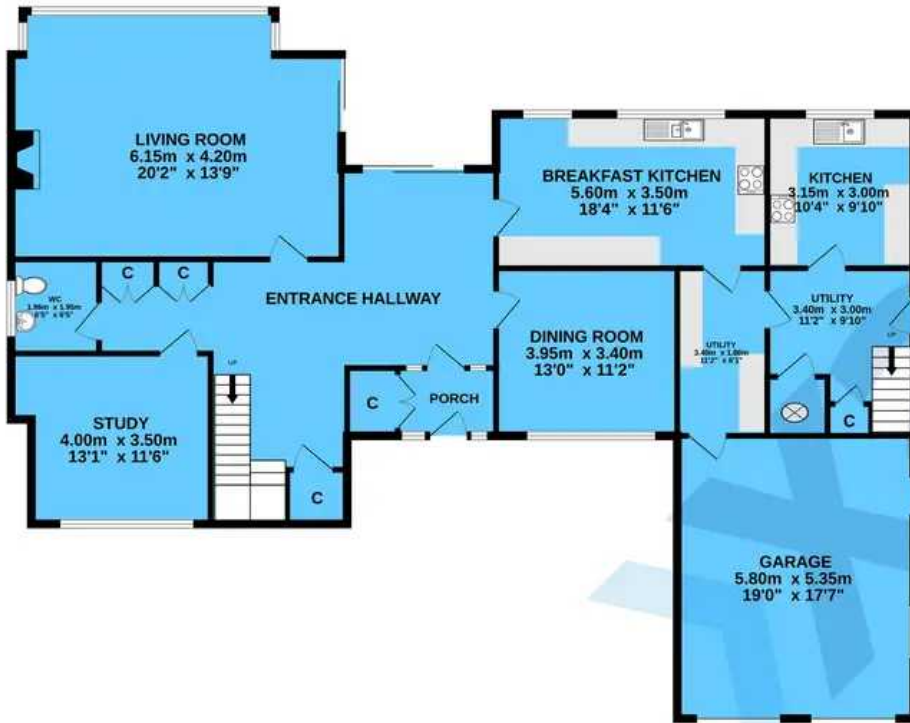
**MONEY LAUNDERING REGULATIONS**

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

1ST FLOOR



TOTAL FLOOR AREA : 323.0 sq.m. (3477 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

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

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