



Wootton Green Lane, Balsall Common

Guide Price £1,250,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

A rare opportunity to acquire this beautifully presented architect designed family home on the outskirts of Balsall Common positioned in a generous South facing plot of approximately 2/3 acre. Having been extended and renovated by the present owners the accommodation now provides approximately 3400sq ft of flexible living space which encompasses; enclosed porch, large entrance hallway, breakfast kitchen, living room, family room, study and ground floor bedroom with en-suite facilities. On the first floor there are four further double bedrooms (2 x en-suite) and a stunning family bathroom.

Outside there is double garage with integral access from the hallway, driveway parking for multiple vehicles, electric car charging point and a large South west facing rear garden with patio, lawn and wild meadow area.

Viewing is by strictly 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

- Five Bedroom Detached
- Beautifully Presented Throughout
- Living Room, Family Room & Study
- Large Open Plan Breakfast Kitchen
- Three x En-Suite Bedrooms
- 2/3 Acre South Facing Plot
- Potential To Extend (STPP)
- Semi Rural Edge Of Village Location
- Walking Distance To Schools





PORCH

ENTRANCE HALLWAY

22' 10" x 13' 5" (6.95m x 4.08m)

WC

8' 10" x 4' 11" (2.70m x 1.50m)

BREAKFAST KITCHEN

28' 6" x 16' 1" (8.70m x 4.90m)

UTILITY ROOM

9' 2" x 7' 10" (2.80m x 2.40m)

LIVING ROOM

16' 1" x 10' 10" (4.90m x 3.30m)

FAMILY ROOM

21' 0" x 11' 8" (6.40m x 3.55m)

STUDY

12' 1" x 9' 10" (3.68m x 3.00m)

BEDROOM FIVE

13' 5" x 10' 11" (4.10m x 3.33m)

ENSUITE

8' 8" x 6' 7" (2.65m x 2.00m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 4" x 14' 5" (5.60m x 4.40m)

ENSUITE

9' 8" x 8' 4" (2.95m x 2.55m)

BEDROOM TWO

18' 4" x 8' 2" (5.60m x 2.50m)



**BEDROOM THREE**

14' 11" x 13' 0" (4.55m x 3.95m)

BEDROOM FOUR

21' 4" x 15' 1" (6.50m x 4.60m)

ENSUITE

8' 6" x 6' 9" (2.60m x 2.05m)

BATHROOM

14' 9" x 10' 10" (4.50m x 3.30m)

TOTAL SQUARE FOOTAGE

Total floor area: 317.4 sq.m. = 3416 sq.ft. approx.

OUTSIDE THE PROPERTY**GARAGE**

18' 1" x 15' 9" (5.50m x 4.80m)

LARGE SOUTH FACING REAR GARDEN**ITEMS INCLUDED IN SALE**

Free standing cooker, extractor, dishwasher, all carpets, fitted wardrobes in three bedrooms, underfloor heating in the kitchen & ensuite, an electric garage door and a car charging point which was fitted in 2016. Kitchen items, curtains and blinds are subject to negotiation.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - Virgin.

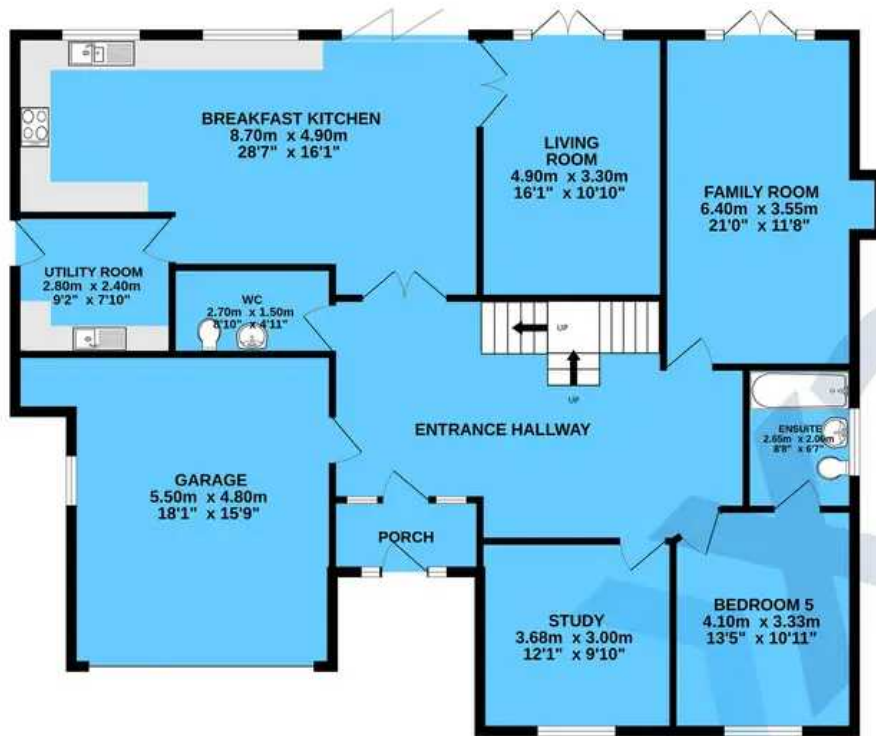
MONEY LAUNDERING REGULATIONS

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 : 317.4 sq.m. (3416 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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