





Property Description

Exceptional Family Home in the Heart of Balsall Common

A rare opportunity to live in the centre of Balsall Common, positioned on the corner of Meeting House Lane. This outstanding home offers a perfect blend of countryside charm and modern convenience, featuring a 1.25-acre paddock with a stable block comprising three stables and a versatile room above-ideal for equestrian enthusiasts or those seeking additional space. Inside, the home is designed for superb family living. The welcoming reception leads to a beautifully appointed dining room, family room with an adjoining office, and a spacious lounge. At the heart of the home is a stunning open-plan kitchen and living area, perfect for entertaining. Additional practical spaces include a utility room, boot room with WC, and a second WC. Upstairs, the principal bedroom is generously sized and features a luxurious en-suite shower room. Second bedroom with en-suite, with three further double bedrooms, a four-piece family bathroom, and a dressing room complete the upper floor. Externally, the property offers excellent parking with a large driveway and an integral double garage with an electric door. The rear garden is designed for entertaining, featuring decking, a covered seating and dining area, and ample space to enjoy alfresco living. This exceptional home offers the best of both worlds a tranquil countryside retreat within a thriving community village with outstanding schools and local train station.

Approach

Open canopy porch to:

Reception Hallway

Light and spacious with original Minton tiled floor.

Guest Cloakroom

Recently fitted with a white suite comprising low level WC, wash hand basin fitted into vanity unit, obscure glazed window to the rear.

Lounge

19' x 12' 3" (5.79m x 3.73m)

Windows to the front, side and rear, feature fireplace with log burner, double glass doors leading to:

Dining Room

12' 5" x 12' 1" (3.78m x 3.68m)

Window to the front, wood effect flooring.

Family room

12' 5" x 12' (3.78m x 3.66m)

Window to the front, and door through to:

Office

12' x 8' 1" (3.66m x 2.46m)

Window to the front. Wood effect flooring and door to integral double garage.

Kitchen

21' 10" x 20' 2" (6.65m x 6.15m)

Fitted with glass fronted base and wall mounted units with complementary Granite work surfaces, Franke sink and drainer unit with mixer tap, appliances to included Neff double oven and grill, gas hob fitted into central island unit with cooker hood above, breakfast bar with deep pan drawers and storage units, wine fridge, optional American style fridge freezer, two sets of patio doors to the rear and two Velux windows.

Utility

11' 6" x 7' 8" (3.51m x 2.34m)

Fitted with base and wall mounted units with Granite work surfaces, sink and drainer unit, space for automatic washing machine and dishwasher, cupboard housing central heating boiler, window and door to the rear, integral door the double garage.

Boot Room

With cloaks hooks, low level WC, wash hand basin and window to rear.

Landing

Staircase rising from the hallway, window to the front, loft hatch giving access to part boarded roof space.

Master Bedroom

20' 3" x 14' 10" (6.17m x 4.52m)

Windows to the front and side, Herringbone Ambience flooring, door through to:

En Suite

15' x 7' 4" (4.57m x 2.24m)

Recently fitted with a luxury suite comprising wall hung WC, wash hand basin fitted into vanity unit, double walk-in shower, heated towel rail and two obscure glazed windows to the rear, space for dressing table.

Bedroom Two

14' 9" Max x 12' 2" (4.50m Max x 3.71m)

Window to the side, wood effect flooring.

En Suite

Fitted with a suite comprising low level WC, wash hand basin fitted in to vanity unit, shower cubicle and heated towel rail.

Bedroom Three

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

Window to the front, wood effect flooring.

Bedroom Four

12' 6" x 12' (3.81m x 3.66m)

Window to the front, wood effect flooring

Bedroom Five

12' 1" x 9' 2" (3.68m x 2.79m)

Window to the front.

Refitted Family Bathroom

Fitted with a contemporary suite comprising low level WC, wash hand basin fitted into vanity unit, bath with mixer tap, double walk-in shower cubicle, obscure glazed window to the rear.

Bedroom Six / Dressing Room

13' 10" x 6' 2" (4.22m x 1.88m)

Currently used as a dressing room, window to the rear.

Double Garage

19' 3" x 15' 7" (5.87m x 4.75m)

Double garage fitted with electric roller shutter door, double doors to side, plumbing for extra washing machine, door through to:

Outside

To the front of the property there is a large driveway providing off road parking for several vehicles and giving direct access to double garage, further driveway to the side with double gates leading in, personal entrance gate to the side with long private driveway leading to the paddock and formal gardens to the rear of the property.

Formal Garden

Enclosed and laid to lawn with patio area, decking, covered entertaining / open bar area having decking, light and power.

Paddock

Approximately 1.25 acres with large stable block, cold water tap.

Stable One

20' 8" x 12' 1" (6.30m x 3.68m)

Stable door to the front, door to the side leading in.

Stable Two

20' 8" x 12' 1" (6.30m x 3.68m)

Having roller shutter door.

Stable Three

20' 8" x 11' 9" (6.30m x 3.58m)

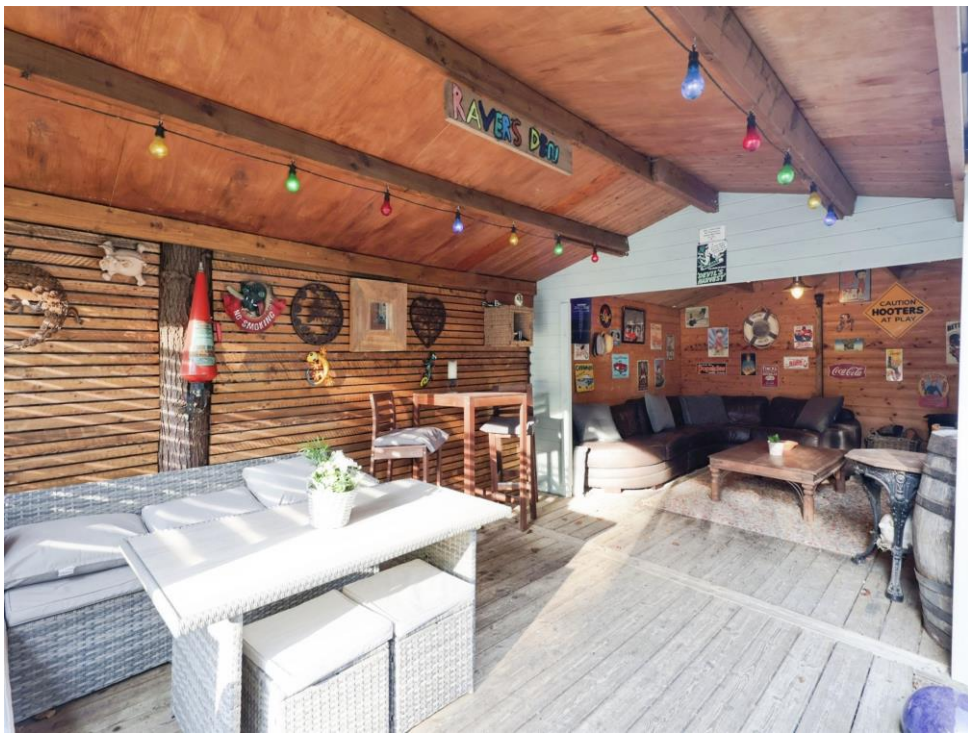
Doors to the front, open staircase up to:

First Floor

37' 7" x 14' 8" (11.46m x 4.47m)

Suitable for games room with storage into eaves, light and power.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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