



Fern Cottage Hob Lane Balsall Common CV7 7GX

for sale guide price
£850,000



Property Description

A rare opportunity to purchase a spacious and versatile five-bedroom home set on 1.15 acres along the highly sought-after Hob Lane in Balsall Common. Ideally located within easy reach of Solihull, Coventry, and Birmingham, this property offers the best of both worlds - peaceful countryside living with excellent transport links and amenities close by.

The main house features four generous bedrooms, five versatile reception rooms, a breakfast kitchen, study, utility room, and guest cloakroom, making it perfect for modern family life or multi-generational living.

A self-contained one-bedroom annexe provides additional flexibility, ideal for independent family members, guests, or potential rental income.

Outside, the property boasts beautifully mature gardens and ample parking, and as an unlisted home, the extensive grounds offer exciting scope for future development (STPP).

Offered with no upward chain, this is a wonderful opportunity to create your dream home in one of Balsall Common's most desirable locations.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how

the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor, secondary glazed door to the front and secondary glazed door and window to the rear and two storage cupboards.

Lounge / Reading Room

18' 1" into bay x 12' 1" (5.51m into bay x 3.68m)

Secondary glazed bay window to the front, solid wood flooring, feature fireplace with gas fire fitted and fitted bookcases.

Sitting Room

12' into bay x 11' 9" (3.66m into bay x 3.58m)

Secondary glazed bay window to the front, tiled flooring.

Study

16' 5" x 8' 11" (5.00m x 2.72m)

Secondary glazed window to the side and rear, solid wood flooring.

Breakfast Kitchen

22' 9" max x 11' 11" max (6.93m max x 3.63m max)

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit, appliances to include electric oven and grill with hob and cooker hood above, space and plumbing for dishwasher and freezer, two secondary glazed windows to the side.

Studio

Split level mezzanine with stained glass window to the side and barn doors to drive.

Utility

8' 2" x 6' 1" (2.49m x 1.85m)

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit and secondary glazed window to the side.

Guest Cloakroom

Fitted with a suite comprising low level WC and wash hand basin fitted into vanity unit.

First Floor Landing

Staircase rising to the first floor, storage cupboard and skylight.

Master Bedroom

16' 4" x 10' 1" (4.98m x 3.07m)

Fitted wardrobes providing hanging and shelving space, windows to the rear and side, jack and jill door into family bathroom.

Bedroom Two

12' 1" x 10' 2" (3.68m x 3.10m)

Fitted wardrobes providing hanging and shelving space, single glazed window to the front.

Bedroom Three

12' 1" x 10' 4" into bay (3.68m x 3.15m into bay)

Single glazed bay window to the front.

Bedroom Four

12' 1" x 8' (3.68m x 2.44m)

Double glazed window to the rear overlooking garden, wash hand basin fitted into vanity unit.

Family Bathroom

Fitted with low level WC, wash hand basin fitted into vanity unit, bath with mixer tap, separate shower cubicle, heated towel rail and two obscure glazed window to the side.

Shower Room

Fitted with a suite comprising low level WC, wash hand basin, separate shower cubicle, part tiled, extractor fan and obscure glazed window to the side.

Annexe

Lounge

13' 10" x 12' 2" (4.22m x 3.71m)

Double glazed window to the side and rear, laminate flooring.

Kitchen

6' 4" x 5' 10" (1.93m x 1.78m)

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit, space for oven, space and plumbing for automatic washing machine and space for under counter fridge, double glazed window to the rear over looking garden and door leading to garden.

Bedroom One

14' x 12' 1" (4.27m x 3.68m)

Vaulted ceilings, solid wood flooring and three double glazed windows to the side.

Outside

Front Of Property

To the front of the property there is a driveway providing parking for six to eight cars

Rear Of Property

A large, private rear garden extending to approximately 1.15 acres, featuring mature trees, shrubs, and well-stocked borders. Enjoy far-reaching countryside views, a charming summerhouse, and raised beds ideal for planting.





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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T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: E Council Tax
 Band: G

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Tenure: Freehold



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