



Meeting House Lane, Balsall Common

£775,000





PROPERTY OVERVIEW

This larger style five-bedroom detached house is located on one of Balsall Common's most sought after roads and is available to purchase with no onward chain. Being set well back from the road and having been well maintained throughout but with scope to modernise and extend (STPP) the property provides potential purchasers with: entrance hallway, downstairs WC, living room, dining room, breakfast kitchen, conservatory, utility room, five double bedrooms, principal bedroom having en-suite facilities and a family bathroom. Outside there is a double garage, generous foregarden with driveway parking for multiple vehicles and a private rear garden.

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





PROPERTY LOCATION

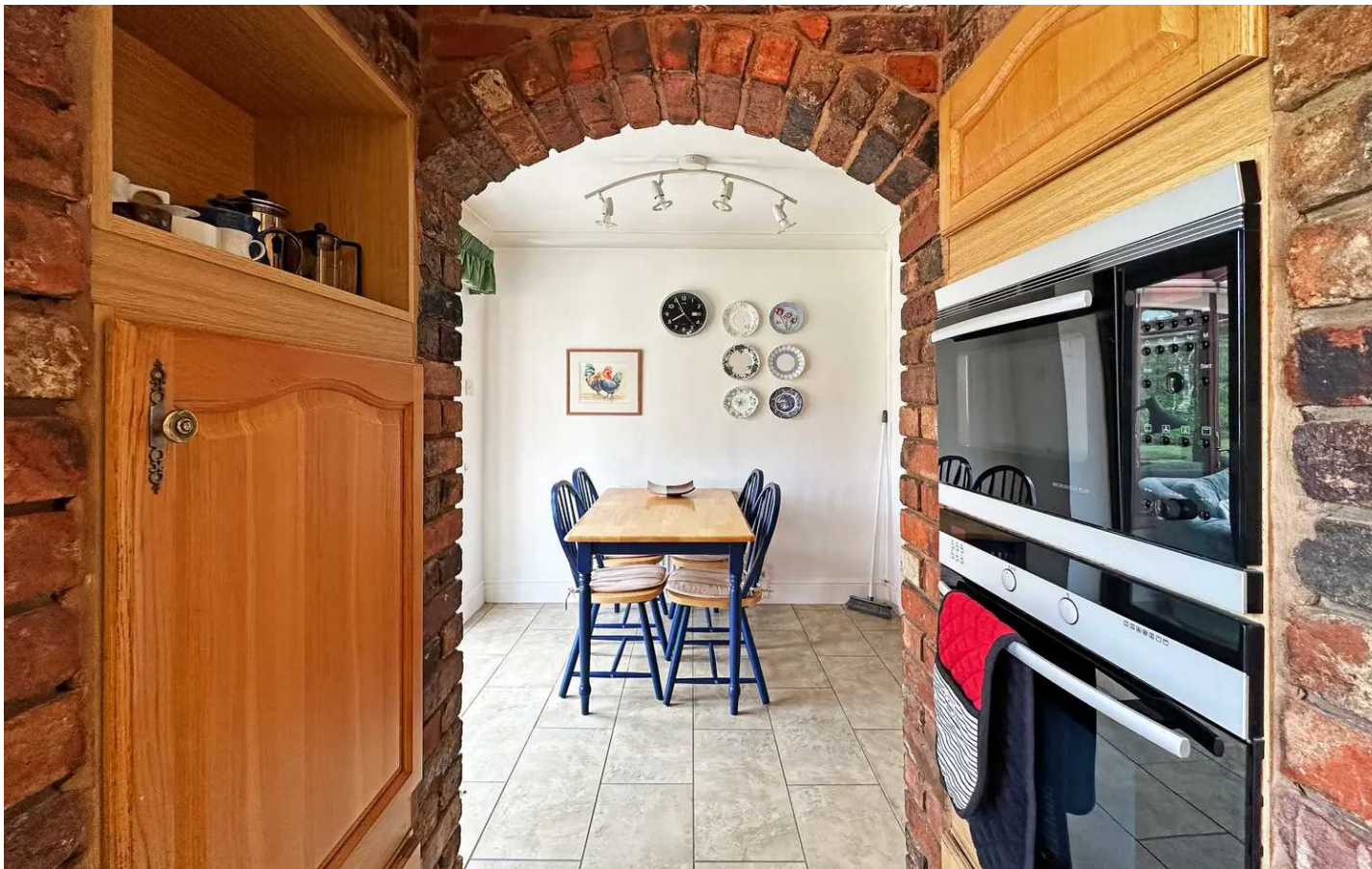
Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village center 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 House
- Living Room, Dining Room & Breakfast Kitchen
- Five Double Bedrooms
- En-Suite Principal Bedroom
- Double Garage & Generous Driveway Parking
- Private Established Rear Garden





ENTRANCE HALLWAY

DOWNSTAIRS WC

LIVING ROOM

18' 6" x 11' 10" (5.65m x 3.60m)

DINING ROOM

11' 10" x 11' 4" (3.60m x 3.45m)

BREAKFAST KITCHEN

21' 4" x 8' 2" (6.50m x 2.50m)

CONSERVATORY

10' 10" x 9' 10" (3.30m x 3.00m)

UTILITY ROOM

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

FIRST FLOOR

PRINCIPAL BEDROOM

17' 11" x 11' 4" (5.45m x 3.45m)

BEDROOM TWO

15' 5" x 12' 0" (4.70m x 3.65m)

ENSUITE

9' 4" x 4' 11" (2.85m x 1.50m)

BEDROOM THREE

14' 11" x 10' 6" (4.55m x 3.20m)

BEDROOM FOUR

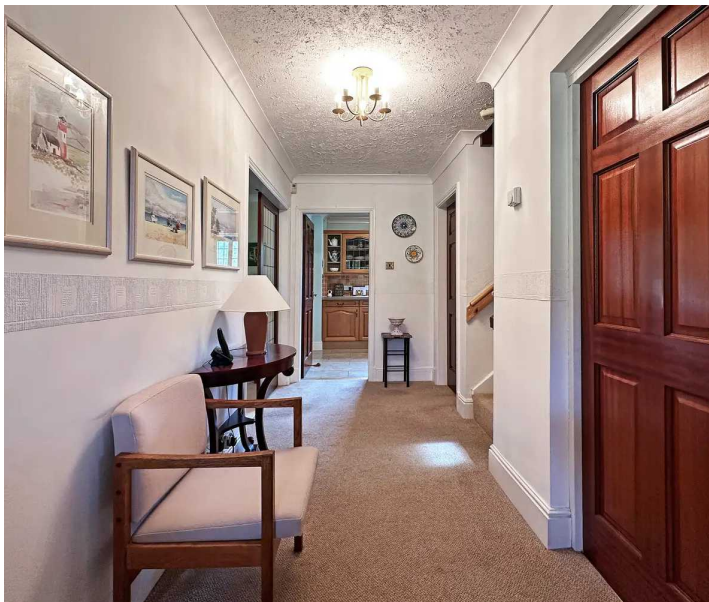
12' 0" x 7' 1" (3.65m x 2.15m)

BEDROOM FIVE

9' 4" x 7' 10" (2.85m x 2.40m)

BATHROOM

9' 4" x 7' 7" (2.85m x 2.30m)



**TOTAL SQUARE FOOTAGE**

Total floor area - 204.6 sq.m. = 2202 sq.ft. approx.

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

18' 6" x 16' 1" (5.65m x 4.90m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**PRIVATE REAR GARDEN****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings and an electric garage door.

ADDITIONAL INFORMATION

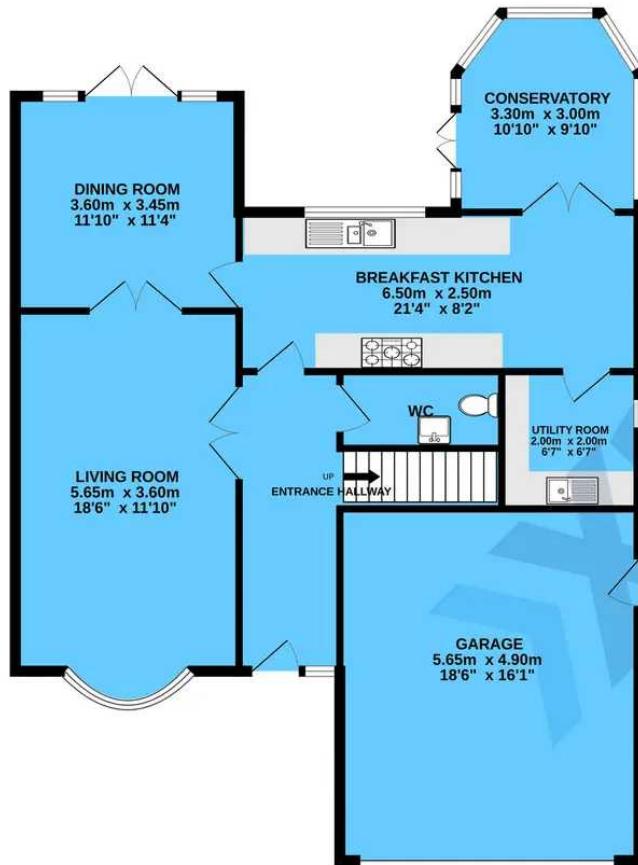
Services - mains gas, electricity and mains sewers.

MONEY LAUNDERING REGULATIONS

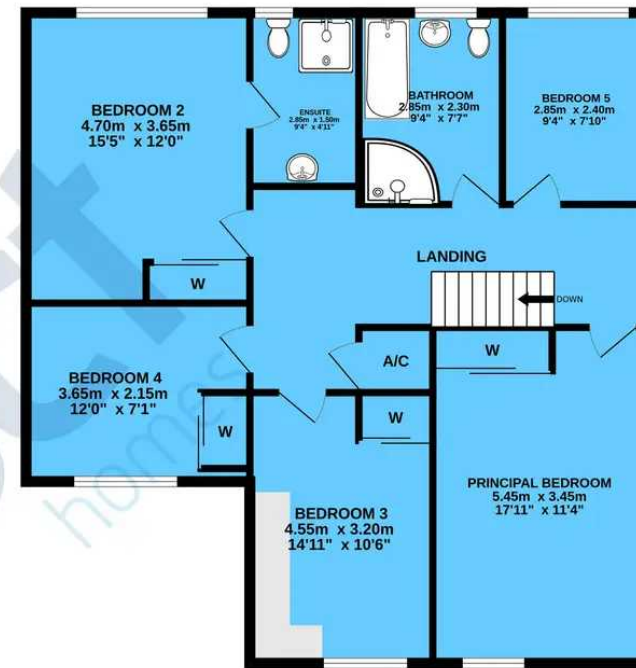
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
107.7 sq.m. (1159 sq.ft.) approx.



1ST FLOOR
96.9 sq.m. (1043 sq.ft.) approx.



TOTAL FLOOR AREA : 204.6 sq.m. (2202 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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