



Old Waste Lane, Balsall Common

£759,950





PROPERTY OVERVIEW

This well presented four bedroom detached property is located in a secluded edge of village setting and offers over 1500 sq ft of living accommodation and provides scope to extend, subject to the necessary planning consents. With the attraction of a large established rear garden and driveway parking for multiple vehicles to the front the property offers potential purchasers :- entrance hallway, living room, sitting room, kitchen, utility room (with access to the garage), guest WC, conservatory, four bedrooms, principal bedroom with en-suite and walk in wardrobe and a family bathroom. Outside the property has a well established and generously proportioned rear garden and to the front there is a large driveway providing parking for multiple vehicles and a single garage. Such well presented traditional properties rarely come to the market and viewing is by appointment only with Xact Homes to fully appreciate the quality of the living space provided.





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: F

Tenure: Freehold

- Four Bedroom Detached House
- Semi Rural Location
- Over 1500 sq ft
- Through Lounge & Seperate Sitting Room
- Kitchen, Utility & Conservatory
- En-Suite Principal Bedroom
- Potential to Extend STPP
- Garage & Large Driveway



**ENTRANCE HALLWAY**

10' 0" x 5' 1" (3.05m x 1.55m)

LIVING ROOM

13' 0" x 15' 11" (3.95m x 4.85m)

SITTING ROOM

11' 4" x 13' 0" (3.45m x 3.95m)

DINING ROOM

10' 6" x 13' 5" (3.20m x 4.08m)

KITCHEN

13' 0" x 12' 2" (3.95m x 3.70m)

UTILITY

8' 8" x 9' 8" (2.65m x 2.95m)

WC**CONSERVATORY**

12' 2" x 14' 9" (3.70m x 4.50m)

FIRST FLOOR**PRINCIPAL BEDROOM**

13' 0" x 11' 6" (3.95m x 3.50m)

ENSUITE

7' 5" x 7' 5" (2.25m x 2.26m)

DRESSING ROOM

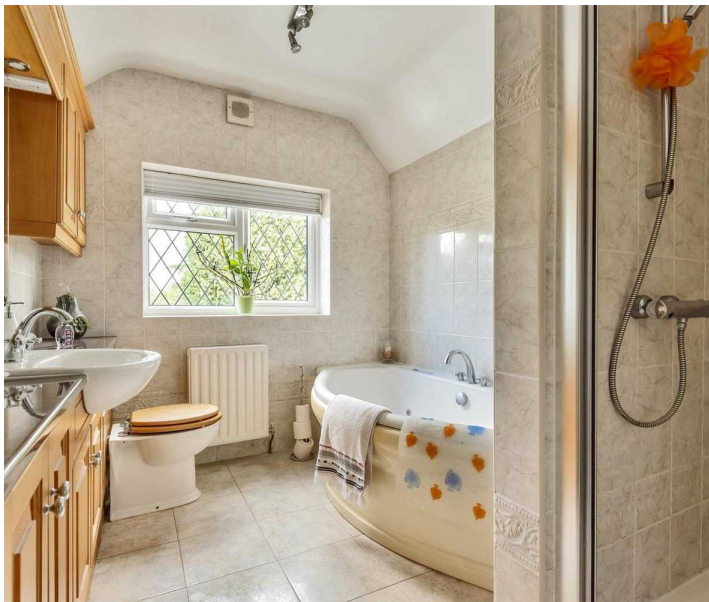
7' 5" x 10' 6" (2.25m x 3.20m)

BEDROOM TWO

13' 1" x 12' 2" (4.00m x 3.70m)

BEDROOM THREE

11' 6" x 13' 0" (3.50m x 3.95m)



**BEDROOM FOUR**

12' 2" x 8' 10" (3.70m x 2.70m)

BATHROOM

7' 5" x 8' 10" (2.25m x 2.70m)

OUTSIDE THE PROPERTY**GARAGE****NORTH FACING GARDEN****ITEMS INCLUDED IN SALE**

Neff integrated oven, Neff integrated hob, extractor, Teka microwave, fridge, Teka freezer, Bosch dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in one bedroom, some light fittings, garden shed and electric garage door

ADDITIONAL INFORMATION

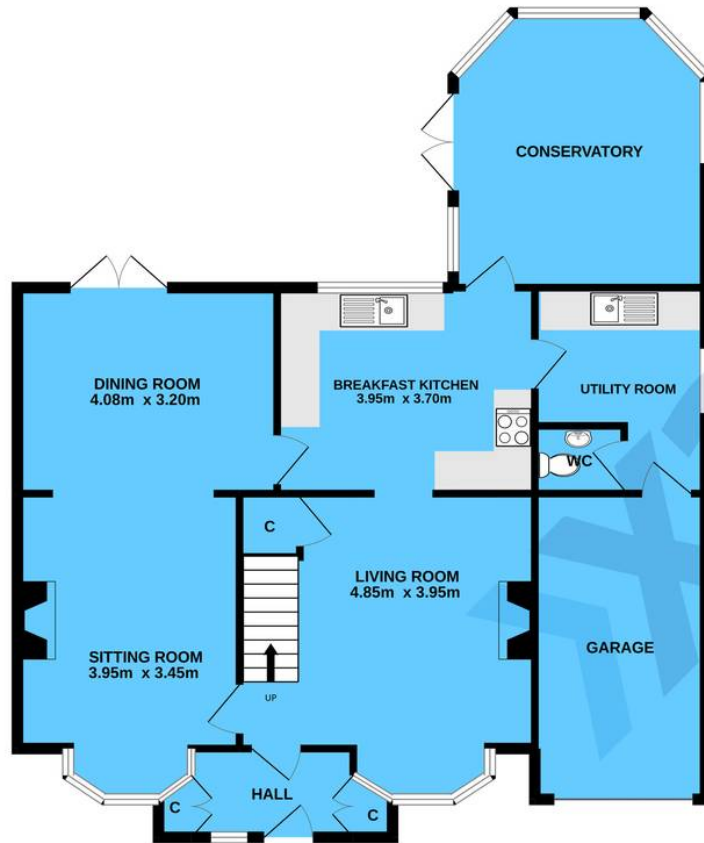
Services - Mains gas, electricity and mains sewers.
Broadband - BT. Loft Space - Boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

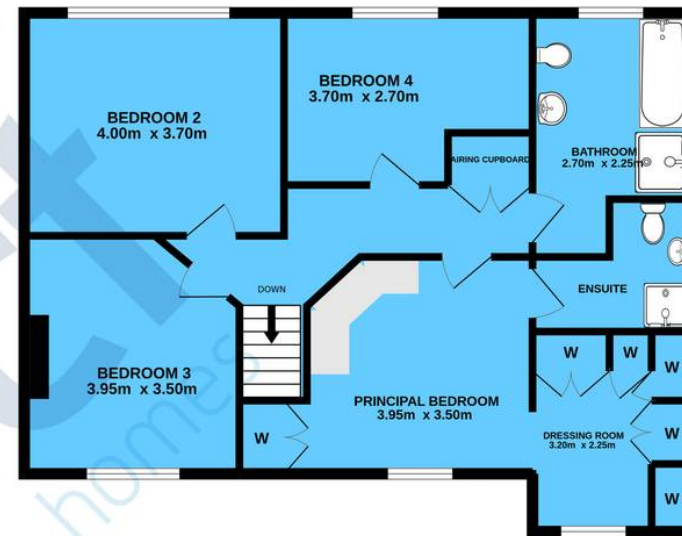
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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