

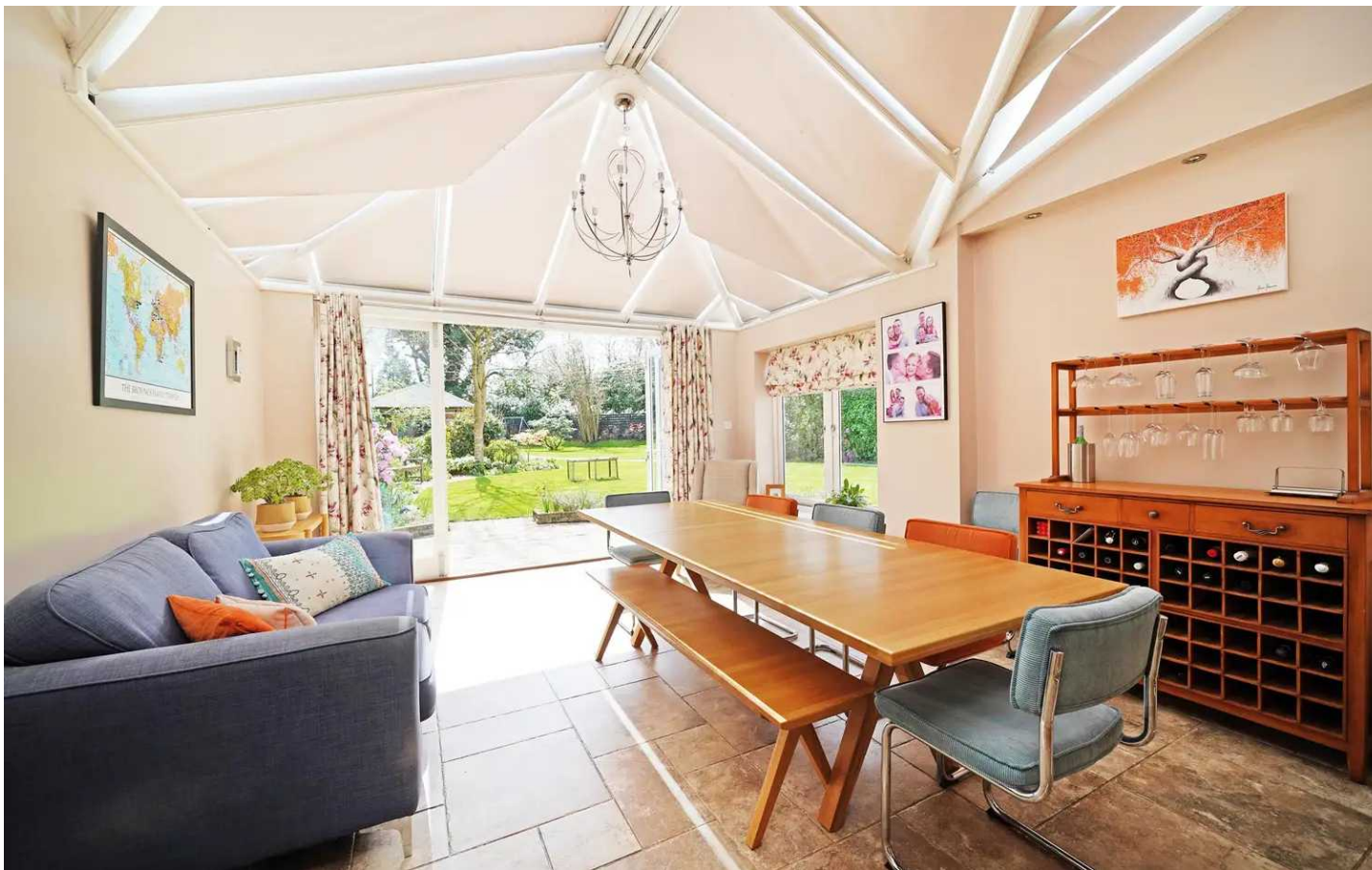


Holly Lane, Balsall Common

Guide Price £1,150,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

This extremely spacious traditional four bedroom detached property provides approximately 2900 sq ft of living accommodation being made up of the main house and an adjoining one bedroom annexe.

Providing flexible living accommodation for extended families or offering potential for AirBnB this very well presented family home further benefits from a large professionally landscaped South facing rear garden, and extensive off road parking for multiple vehicles. Being ideally located for access to the local schools and only seconds away from the rural boundary of the village and open countryside the property provides potential purchasers with:- enclosed porch, entrance hallway, lounge, dining room, study / family room, open plan breakfast kitchen with feature island and doors overlooking the rear garden, family room, utility room, inner lobby with stairs to the first floor. On the first floor there are four double bedrooms, the impressive principal bedroom having 1 x en-suite facilities and window overlooking the rear garden and a family bathroom.





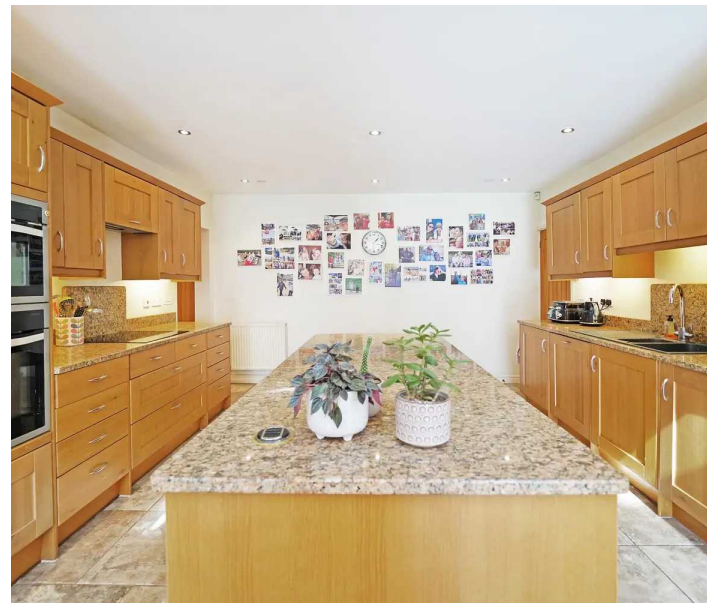
The adjoining annexe accommodation is made up of a ground floor fitted kitchen and a large first floor bedroom with en-suite shower room; optionally the annexe can be partitioned from the main house with the study / family room being utilised as a living room for the annex residents.

Outside there is a wide driveway providing parking for multiple vehicles, a garage and a beautifully landscaped private South facing rear garden with a covered outdoor kitchen / bar / entertaining area with retractable sides and a sunken seating area with fire pit.

Viewing of this exceptional property is strictly by appointment only with Xact Homes 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.

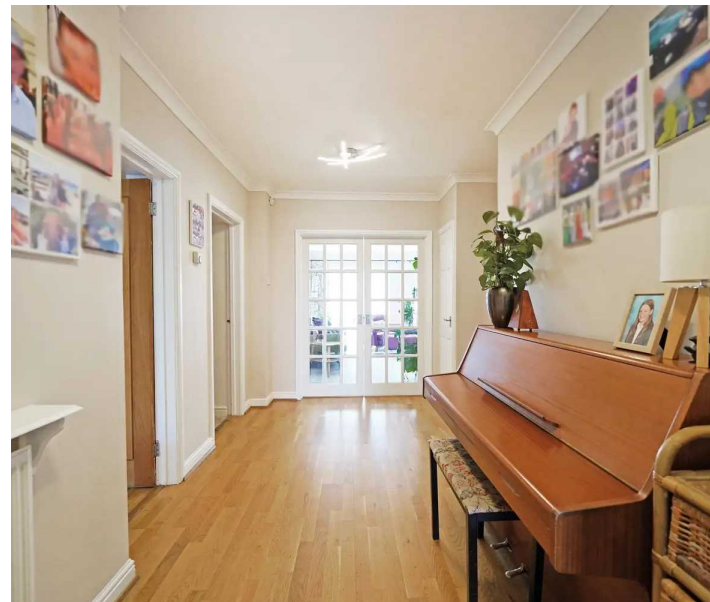


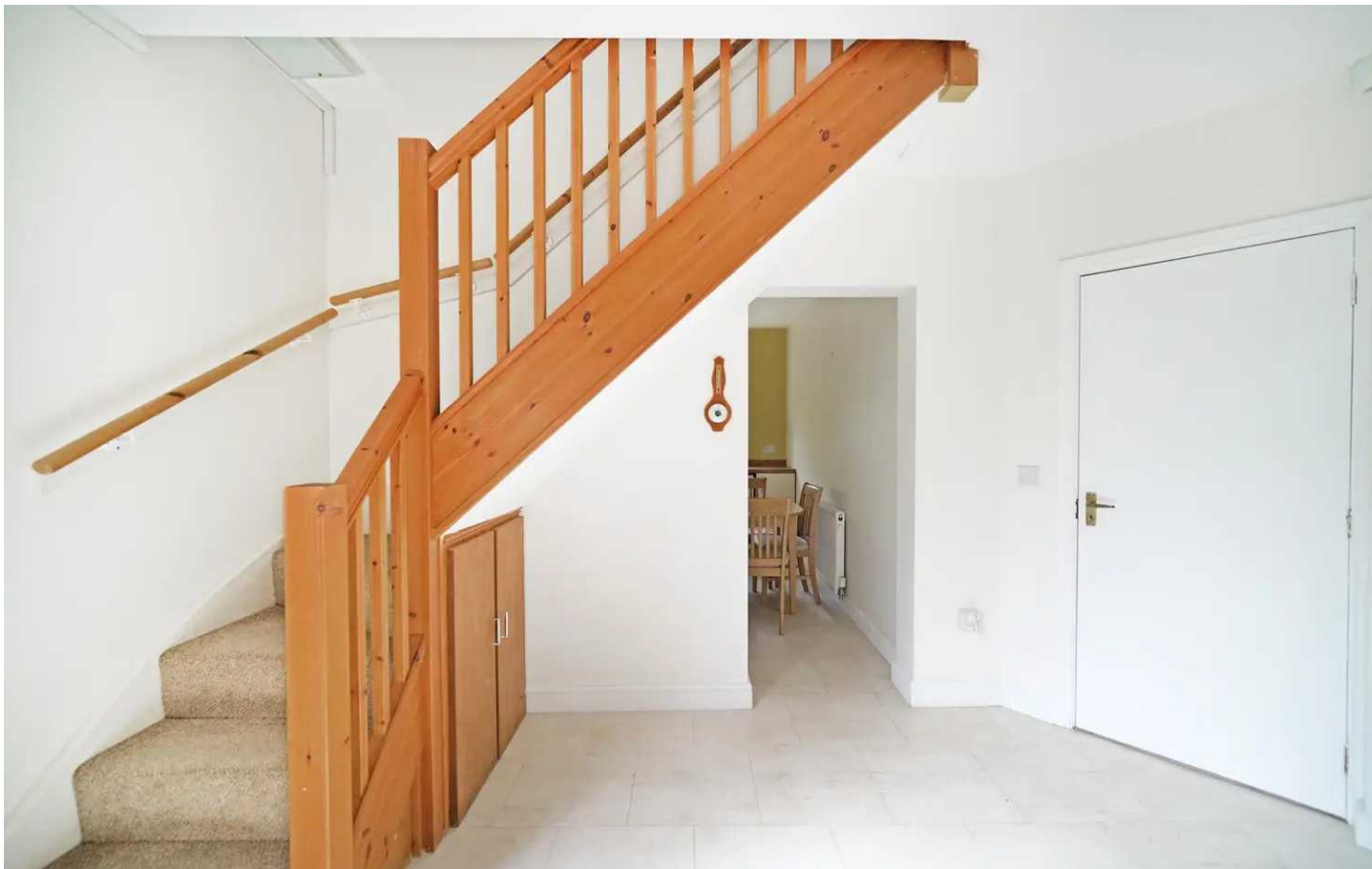


Council Tax band: F

Tenure: Freehold

- Four Bedroom Detached + One Bedroom Annexe
- Approximately 2900 sq ft
- Well Presented Throughout
- Lounge, Dining Room & Family Room / Study
- Large Breakfast Kitchen
- Private South Facing Rear Garden
- Four Double Bedrooms (1 x En-Suite)
- Annexe with Kitchen & Shower Room
- Garage & Driveway Parking for Multiple Vehicles





PORCH

ENTRANCE HALLWAY

WC

8' 2" x 3' 3" (2.50m x 1.00m)

LOUNGE

16' 9" x 16' 9" (5.10m x 5.10m)

DINING ROOM

15' 1" x 13' 9" (4.60m x 4.20m)

STUDY / FAMILY ROOM

17' 1" x 8' 10" (5.20m x 2.70m)

BREAKFAST KITCHEN / FAMILY ROOM

Breakfast Kitchen - 4.20m x 4.00m Family Room - 4.80m x 4.20m

UTILITY ROOM

9' 6" x 7' 10" (2.90m x 2.40m)

BOOT ROOM

7' 5" x 3' 7" (2.25m x 1.10m)

ANNEXE GROUND FLOOR

KITCHEN

12' 0" x 9' 4" (3.65m x 2.85m)

FIRST FLOOR

PRINCIPAL BEDROOM

16' 9" x 12' 0" (5.10m x 3.65m)

ENSUITE

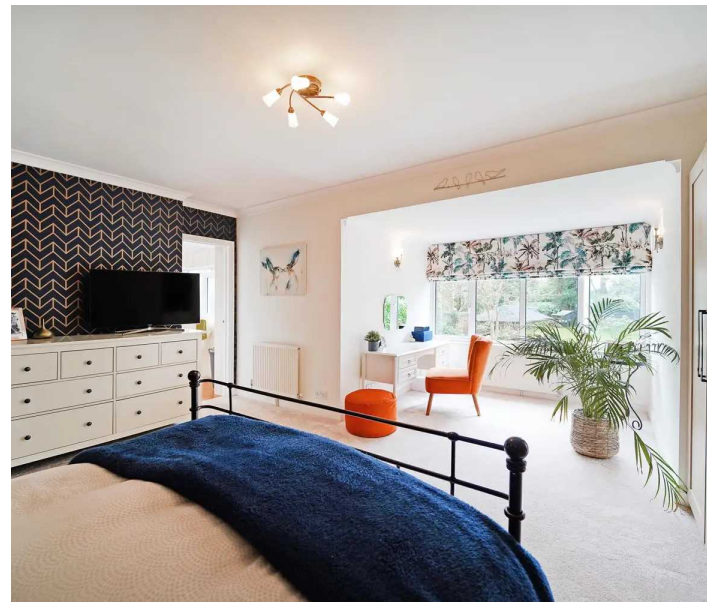
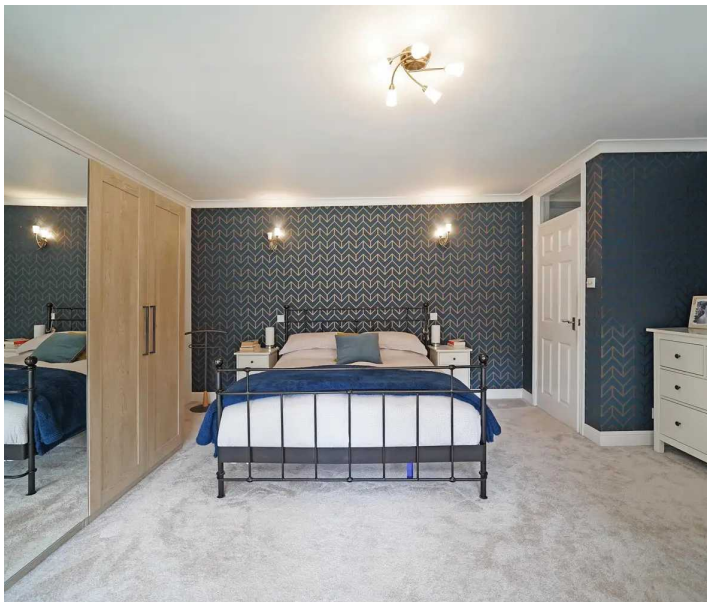
8' 2" x 7' 3" (2.50m x 2.20m)

BEDROOM TWO

16' 1" x 8' 8" (4.90m x 2.65m)

BEDROOM THREE

13' 1" x 11' 4" (4.00m x 3.45m)



**BEDROOM FOUR**

16' 9" x 10' 2" (5.10m x 3.10m)

BATHROOM

7' 1" x 5' 11" (2.15m x 1.80m)

ANNEXE FIRST FLOOR**BEDROOM FIVE**

15' 9" x 15' 7" (4.80m x 4.75m)

ENSUITE

7' 3" x 6' 7" (2.20m x 2.00m)

TOTAL SQUARE FOOTAGE

Total floor area: 269.4 sq.m. = 2900 sq.ft. approx.

OUTSIDE THE PROPERTY**GARAGE**

12' 0" x 10' 10" (3.65m x 3.30m)

LANDSCAPED PRIVATE SOUTH FACING REAR GARDEN**ITEMS INCLUDED IN SALE**

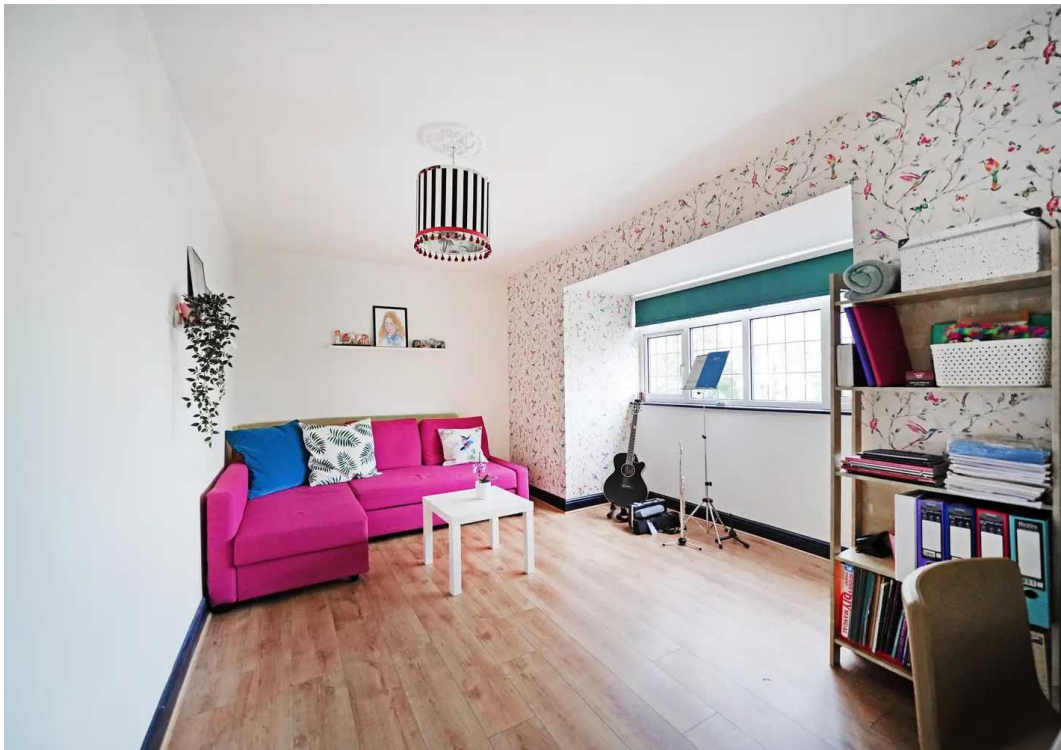
Integrated oven, integrated hob, extractor, combination microwave, fridge, dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in one bedroom, all light fittings, underfloor heating in the kitchen, a garden shed, an electric garage door, outdoor kitchen/bar fridge and fire pit.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Loft space - which is partially boarded with ladder.

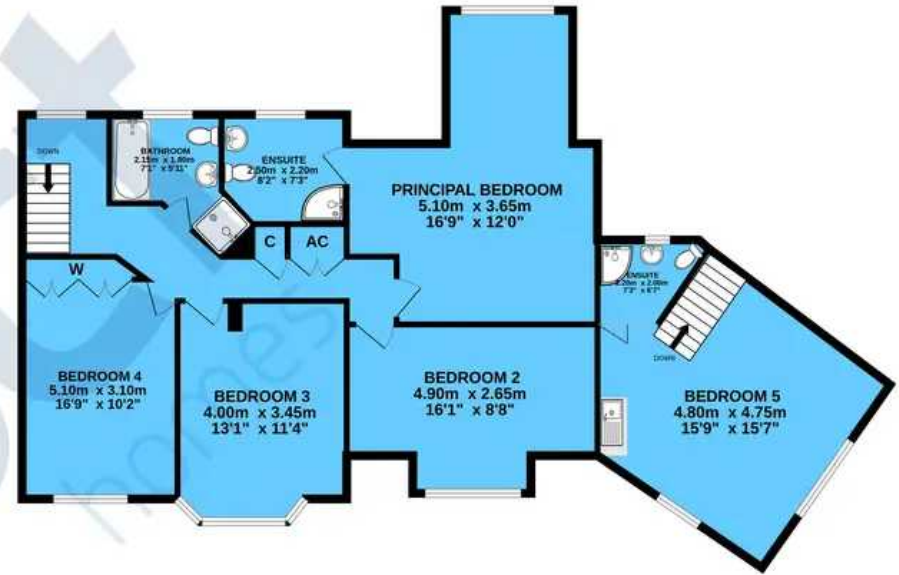
MONEY LAUNDERING REGULATIONS

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 : 269.4 sq.m. (2900 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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