



## Waste Lane, Balsall Common

Guide Price £875,000



## PROPERTY OVERVIEW

Situated in a semi-rural location, in a plot of approximately 1.3 acre, is this well presented & maintained traditional five-bedroom detached house which provides potential purchasers with over 2200sq ft of living space. Being available to purchase with no onward chain, the property has two spacious reception rooms and a gym, a recently re-fitted breakfast kitchen in addition to a large utility room and guest WC. On the first floor there are five bedrooms (four large doubles), two with en-suite facilities and a family shower room.

Outside there is a very large detached garage with space for up to four cars in addition to extensive driveway parking for multiple vehicles. The gardens wrap around the whole of the property and are mainly lawned with mature shrubs and trees providing a private screening from the road with a generous private patio area to the rear.

Viewing is by strictly by prior appointment with Xact on 01676 534 411.



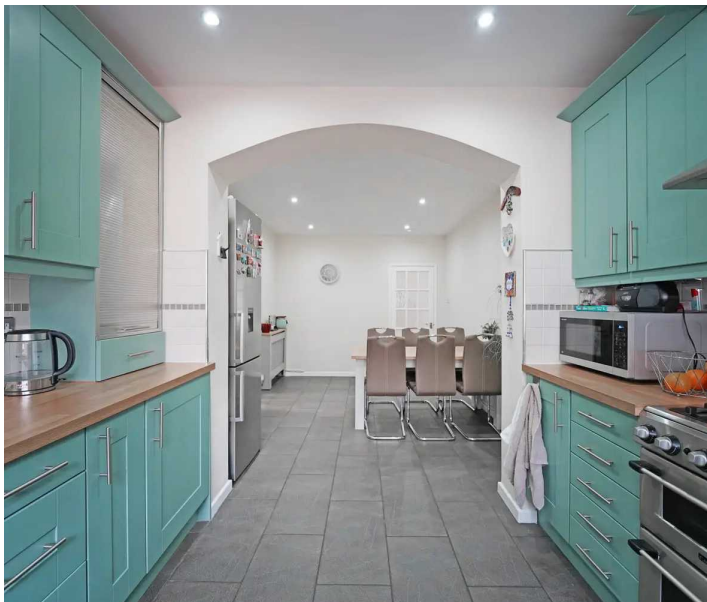
#### PROPERTY LOCATION

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 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: G

Tenure: Freehold

- Five Bedroom Detached In A Semi Rural Location
- Well Presented Throughout
- Over 2200sq ft
- Two Reception Rooms & A Gym
- Re-Fitted Breakfast Kitchen
- Utility Room & Downstairs Wc
- Two x En-Suite Bedrooms
- Walk In Wardrobe
- Large Detached Double Garage
- Approximately 1/3 Acre Plot





## PORCH

## ENTRANCE HALL

## LIVING ROOM

13' 0" x 12' 0" (3.95m x 3.65m)

## GYM

13' 0" x 12' 0" (3.95m x 3.65m)

## LOUNGE

18' 4" x 11' 2" (5.60m x 3.40m)

## BREAKFAST KITCHEN

23' 11" x 9' 10" (7.30m x 3.00m)

## WC

## UTILITY ROOM

10' 1" x 6' 3" (3.08m x 1.90m)

## FIRST FLOOR

## BEDROOM ONE

20' 6" x 9' 6" (6.25m x 2.90m)

## ENSUITE

9' 10" x 6' 1" (3.00m x 1.85m)

## BEDROOM TWO

16' 3" x 13' 0" (4.95m x 3.95m)

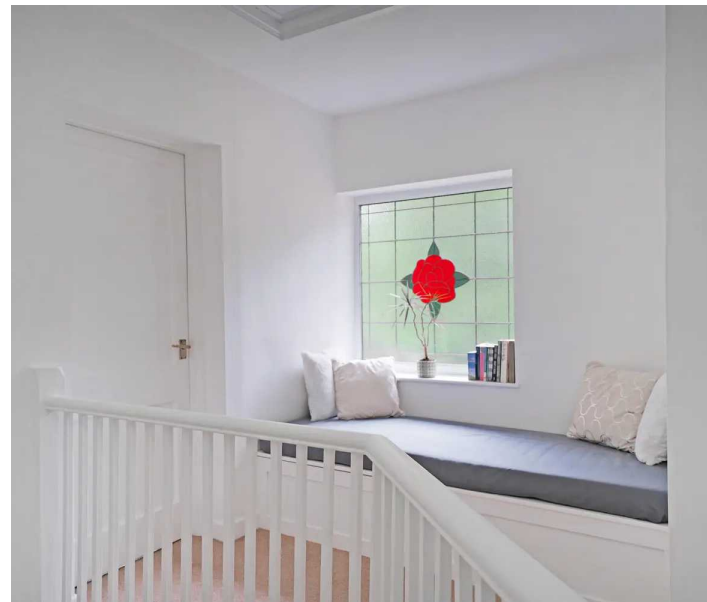
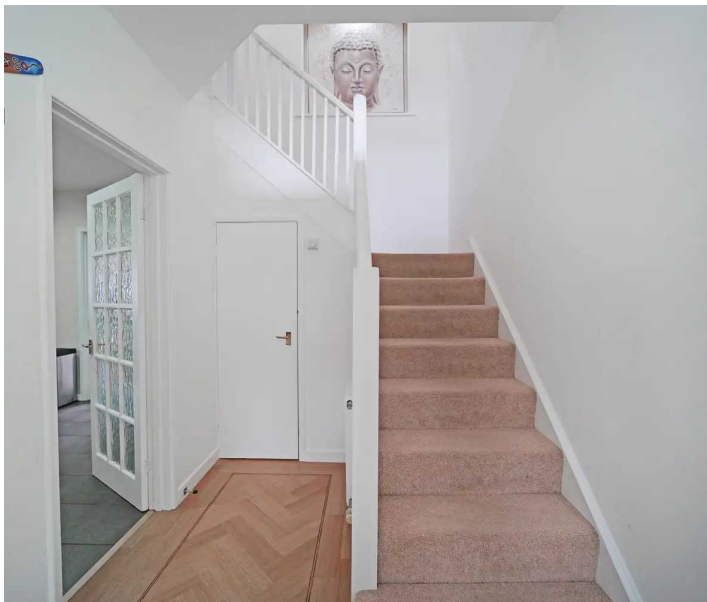
## WALK IN WARDROBE

## ENSUITE

9' 10" x 7' 9" (3.00m x 2.35m)

## BEDROOM THREE

12' 6" x 11' 6" (3.80m x 3.50m)



**BEDROOM FOUR**

13' 1" x 11' 10" (4.00m x 3.60m)

**BEDROOM FIVE**

12' 6" x 6' 1" (3.80m x 1.85m)

**SHOWER ROOM**

7' 5" x 5' 9" (2.25m x 1.76m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 260.0 sq.m. = 2799 sq.ft. approx.

**OUTSIDE THE PROPERTY****GARAGE**

27' 2" x 16' 5" (8.28m x 5.00m)

**GARDENS WHICH WRAP AROUND THE WHOLE PROPERTY****ITEMS INCLUDED IN SALE**

Cannon Range free standing cooker, integrated fridge, integrated dishwasher, all carpets, all curtains, all blinds, all light fittings and an electric garage door.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Sky. Loft space - with 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



TOTAL FLOOR AREA : 260.0 sq.m. (2799 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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