



Needlers End Lane, Balsall Common

Offers in Region of £525,000





PROPERTY OVERVIEW

This two bedroom detached bungalow is conveniently located for access to the village centre and is available to purchase with no onward chain. Being set back behind a recently laid tarmac in / out driveway and with further potential to modernise and refurbish the property provides a generous 1400sq ft of living accommodation and provides potential purchasers with:- enclosed porch, entrance hallway, breakfast kitchen, extended living / dining room, conservatory, utility room, bathroom, two bedrooms (1 x en-suite which is currently disconnected & requires work) and a useful loft room which could be used as an office / hobbies room.

Outside, the property has a single garage, car port, driveway parking for multiple vehicles and wide sunny rear garden planted with mature shrubs and trees.

Viewing is strictly 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 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: E

Tenure: Freehold

- Two Bedroom Detached Bungalow
- Potential to Refurbish & Modernise
- No Onward Chain
- Living / Dining Room + Conservatory
- En-Suite Principal Bedroom
- Useful Loft Room
- Private Rear Garden
- Garage & Driveway Parking
- New Central Heating Boiler



PORCH

HALL

OPEN PLAN LIVING / DINING ROOM

LIVING AREA

20' 0" x 12' 0" (6.10m x 3.65m)

DINING AREA

13' 11" x 10' 2" (4.25m x 3.10m)

CONSERVATORY

16' 9" x 8' 6" (5.10m x 2.60m)

**BREAKFAST KITCHEN**

14' 1" x 10' 6" (4.30m x 3.20m)

UTILITY

8' 6" x 6' 7" (2.60m x 2.00m)

BEDROOM ONE

14' 1" x 12' 6" (4.30m x 3.80m)

ENSUITE

8' 10" x 5' 1" (2.70m x 1.55m)

BEDROOM TWO

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

BATHROOM

9' 0" x 8' 10" (2.75m x 2.70m)

FIRST FLOOR**LOFT ROOM**

13' 9" x 13' 0" (4.20m x 3.95m)

TOAL SQUARE FOOTAGE

Total floor area: 137. sq.m. = 1475 sq.ft. approx.

OUTSIDE THE PROPERTY**WIDE REAR GARDEN****GARAGE**

14' 7" x 10' 1" (4.45m x 3.07m)

CARPORT

22' 2" x 10' 0" (6.75m x 3.05m)

ITEMS INCLUDED IN THE SALE

Oven, hob(not working), extractor, fridge, washing machine and tumble dryer, all carpets, curtains and light fittings and fitted wardrobes in bedroom one.

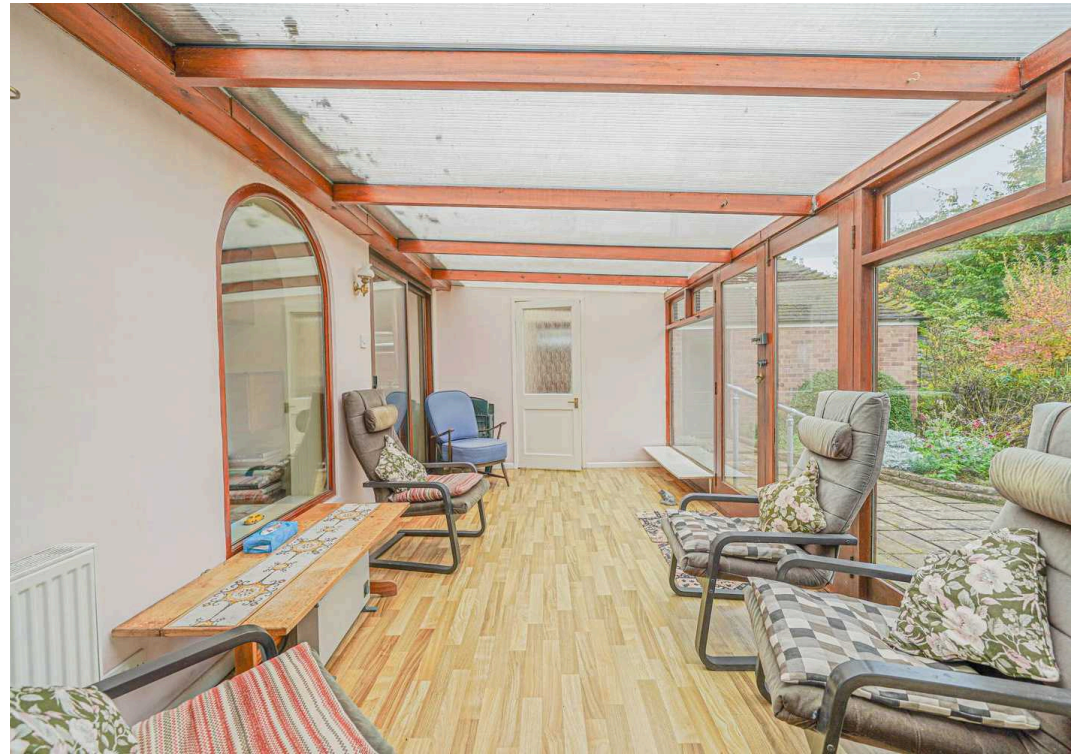


ADDITIONAL INFORMATION

Services - Mains gas, electricity and water on a meter.
Loft - Boarded eaves storage. Broadband - Talk Talk.

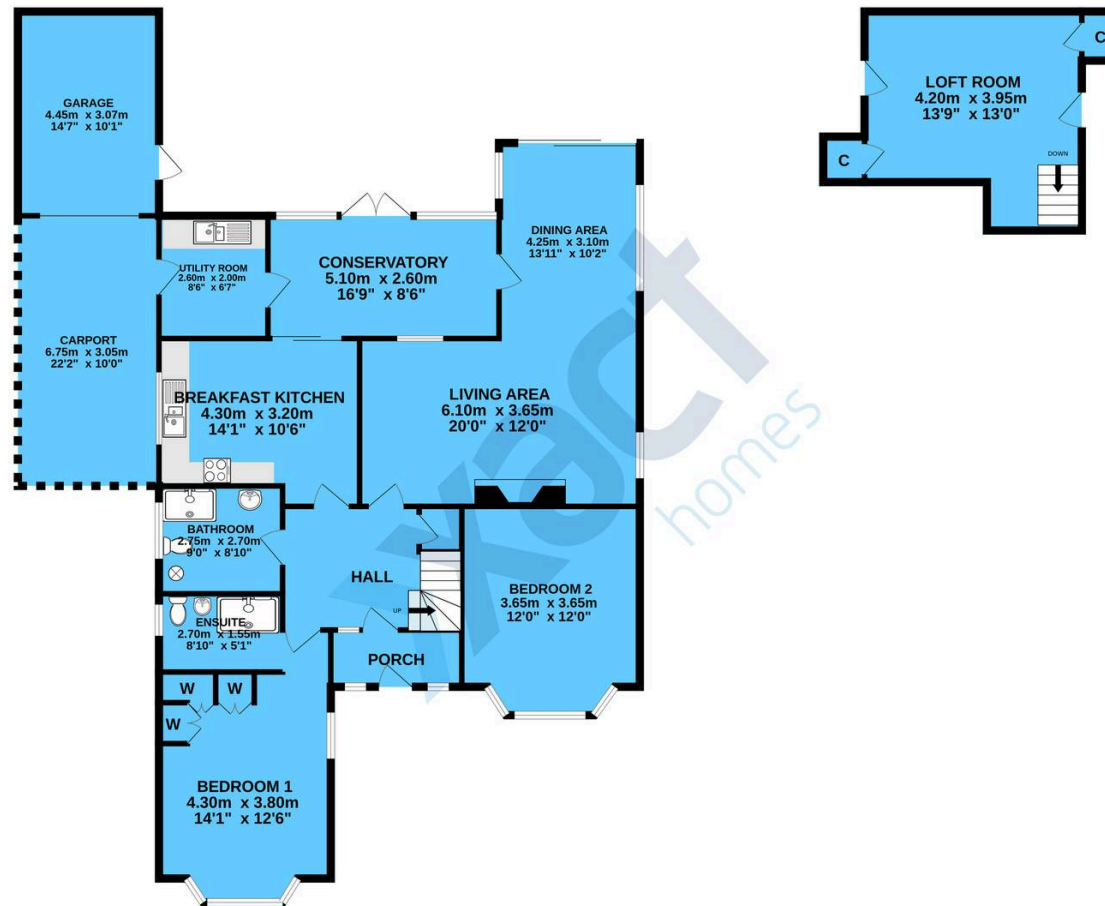
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 137.0 sq.m. (1475 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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