



Needlers End Lane, Balsall Common

Guide Price **£549,950**





PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached house is conveniently located just a short walk from the village centre and benefits from a long rear garden overlooking open fields. This deceptively spacious family home has been significantly extended and modernised by the present owners and now provides over 1400sq ft of living accommodation which in summary includes:- entrance hallway, living room, open plan breakfast kitchen with feature island, utility room, guest WC, three double bedrooms (1 x en-suite) and a luxury family bathroom.

Outside there is off road parking for multiple vehicles and a long rear garden which is planted with mature shrubs & trees and backs onto open fields to the rear.

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

- Extended Three Bedroom Semi-Detached
- Beautifully Presented Throughout
- Open Plan Breakfast Kitchen
- Three Double Bedrooms
- Luxury Bathroom + En-Suite
- Long Rear Garden
- Backing Onto Open Fields
- Off Road Parking
- Ideally Positioned for the Village Centre & Local Schools



**ENTRANCE HALLWAY**

5' 9" x 5' 5" (1.75m x 1.65m)

WC

7' 1" x 2' 11" (2.15m x 0.90m)

LIVING ROOM

19' 8" x 13' 1" (6.00m x 4.00m)

BREAKFAST KITCHEN/DINING AREA

27' 11" x 13' 1" (8.50m x 4.00m)

UTILITY ROOM

7' 1" x 6' 3" (2.15m x 1.91m)

FIRST FLOOR**BEDROOM ONE**

13' 9" x 9' 6" (4.20m x 2.90m)

ENSUITE

9' 6" x 4' 3" (2.90m x 1.30m)

BEDROOM TWO

17' 1" x 10' 2" (5.20m x 3.10m)

BEDROOM THREE

12' 6" x 10' 6" (3.80m x 3.20m)

BATHROOM

13' 7" x 5' 11" (4.15m x 1.80m)

TOTAL SQUARE FOOTAGE

Total floor area: 138.3 sq.m. = 1489 sq.ft. approx.

OUTSIDE THE PROPERTY**STORE**

7' 5" x 5' 9" (2.25m x 1.75m)

GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Fridge Freezer, Dishwasher, Garden Shed, Gazebo, all carpets, all light fittings and fitted wardrobes in bedroom two.

ADDITIONAL INFORMATION

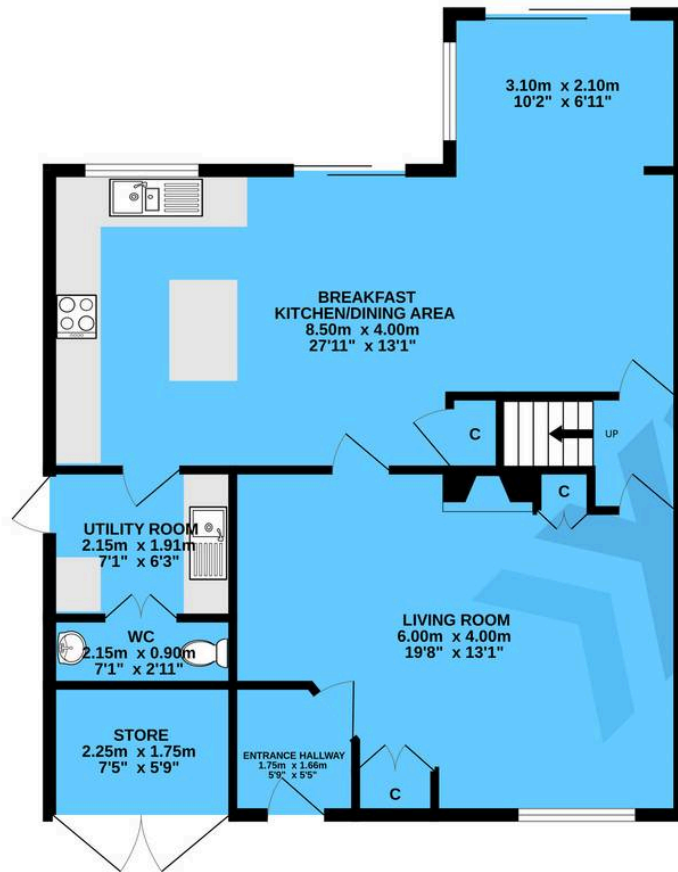
Services – Gas Central Heating, Electricity and Mains Water on a meter. Loft – Partially Boarded.

INFORMATION FOR POTENTIAL BUYERS

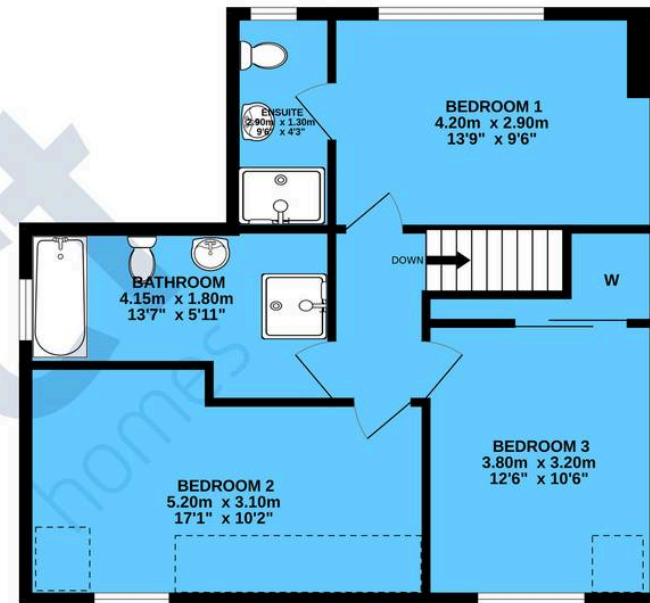
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 138.3 sq.m. (1489 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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