



**Benton Green Lane, Berkswell**

Offers Over **£489,950**







## PROPERTY OVERVIEW

This three bedroom semi-detached property, in the rural setting of Berkswell, conveniently located on the outskirts of Balsall Common, benefits from a long rear garden which backs onto open fields. Having been beautifully extended and modernised by the present owner the property now offers ready to move into living accommodation which requires internal inspection to fully appreciate the quality of the living space. In summary the property provides potential purchasers with:- lounge with wood burning stove, stunning open plan L-shaped family breakfast kitchen with feature island & bi-fold doors to the rear garden, utility room, guest WC, three double bedrooms and a modern family bathroom.

Outside there is a large mature rear garden and driveway parking to the front for two vehicles.

Viewing is by appointment only with Xact on 01676 534 411.







## PROPERTY LOCATION

To reach the property leave Balsall Common on Station Road heading towards Berkswell train station. Proceed under the bridge at the railway station and along Truggist Lane until you reach the T-Junction with Spencers Lane. At the junction turn right and proceed 500m to the mini roundabout, take the first exit (left) on the B4101. Continue up Tanners Lane & take the first turn on the left into Benton Green Lane, the property is approximately 300m on the right hand side.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi Detached
- Fully Renovated & Beautifully Presented Throughout
- Open Plan Breakfast Kitchen With Dining Area
- Lounge with Woodburning Stove
- Three Bedrooms
- Modern Family Bathroom
- Good Size Rear Garden
- Driveway Parking
- EV Charging Point Installed
- Countryside Views





## **HALL**

### **LOUNGE**

12' 6" x 11' 0" (3.81m x 3.35m)

### **BREAKFAST KITCHEN**

18' 10" x 13' 0" (5.74m x 3.96m)

### **DINING AREA**

11' 10" x 11' 4" (3.61m x 3.45m)

### **WC**

### **UTILITY ROOM**

8' 2" x 6' 5" (2.49m x 1.96m)

## **FIRST FLOOR**

### **BEDROOM ONE**

13' 0" x 11' 0" (3.96m x 3.35m)

### **BEDROOM TWO**

12' 5" x 11' 0" (3.78m x 3.35m)

### **BEDROOM THREE**

9' 1" x 8' 0" (2.77m x 2.44m)

### **BATHROOM**

9' 6" x 5' 11" (2.90m x 1.80m)

## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING**

### **LARGE MATURE REAR GARDEN**





### **ITEMS INCLUDED IN THE SALE**

Extractor, dishwasher, garden shed, all carpets, car charging point (fitted 2 years ago) and fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

Services – mains water, gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – part boarded.

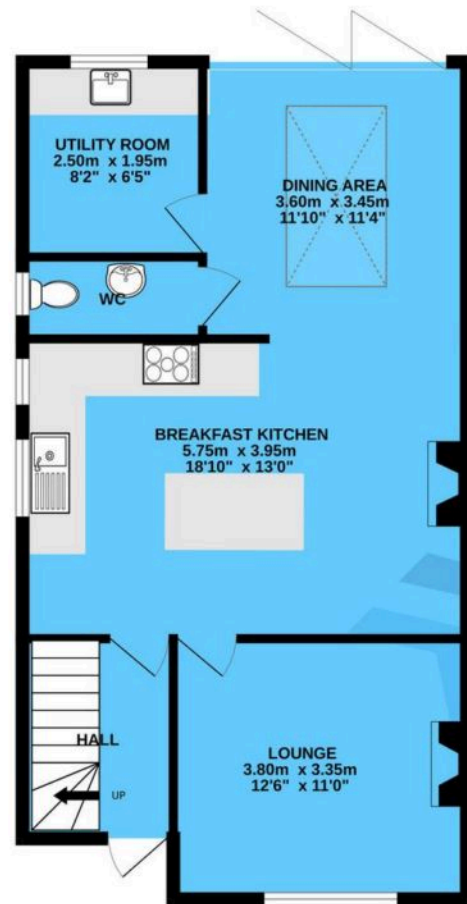
### **INFORMATION FOR POTENTIAL BUYERS**

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.

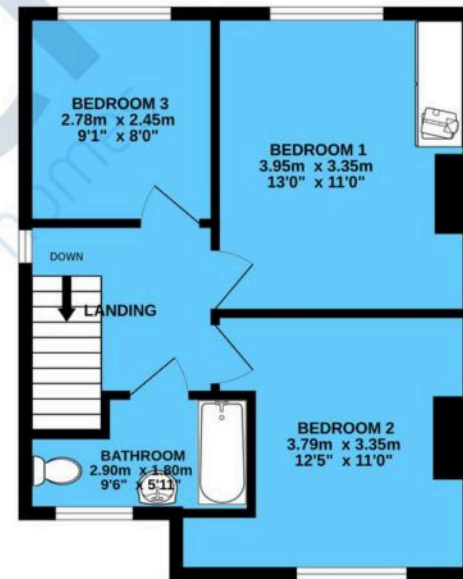




GROUND FLOOR



1ST FLOOR



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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# Xact Homes

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