



Meeting House Lane, Balsall Common

Offers in Region of £735,000





PROPERTY OVERVIEW

An executive style FOUR DOUBLE BEDROOM detached property situated in the prestigious location of Meeting House Lane, within walking distance to the village, shops, schools, amenities and local train station. The property comprises of entrance porch, reception hallway, lounge, breakfast kitchen with island unit, dining room, guest cloakroom, conservatory, utility room, principal suite having dressing room and en suite, three further double bedrooms and family bathroom. In addition there is a double garage, driveway and south facing rear garden. This well presented four bedroom detached house is ideally located for access to the village centre, Berkswell train station and the Heart of England School and benefits from a South Westerly facing rear garden. Being well maintained throughout the property provides approximately 1900sq ft of living accommodation (inc garage) which in summary includes:- enclosed porch, entrance hallway, lounge, dining room, kitchen with feature island, conservatory, utility room, guest WC and to the first floor there are four double bedrooms (principal en-suite) and a family bathroom.





It should be noted that the property also benefits from planning permission (PL/2023/01621/MINFHO) to extend the kitchen to the side and rear to create a large open plan dining space. Outside the property has driveway parking, a double garage with integral access from the utility room and a private South Westerly facing rear garden with patio area, lawn and established shrub borders.

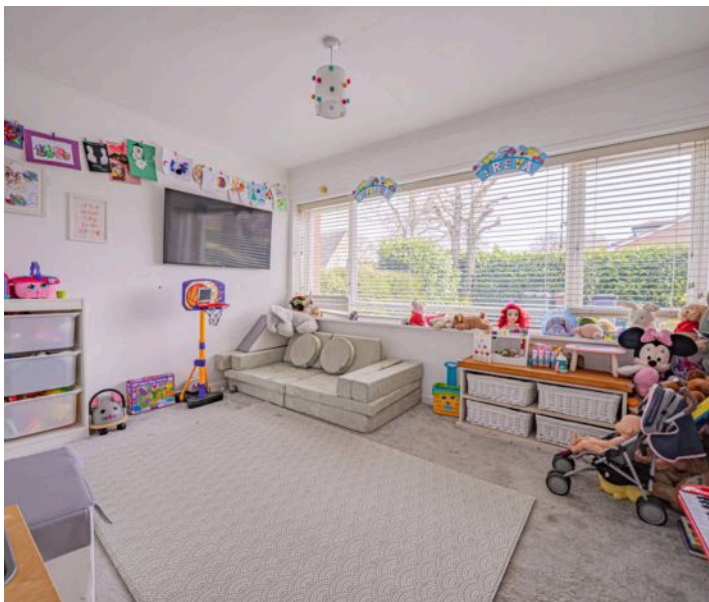
Viewing is by appointment only with Xact on 01676 534 411.

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: F

Tenure: Freehold



- Four Bedroom Detached House
- Well Presented Throughout
- Lounge, Dining Room & Conservatory
- Breakfast Kitchen with Feature Island & Utility Room
- Principal Bedroom with En-Suite & Dressing Room
- Modern Family Bathroom
- Double Garage & Driveway Parking
- Ideally Located for the Village Centre & Berkswell Train Station



PORCH

RECEPTION HALLWAY

WC

LOUNGE

22' 1" x 11' 11" (6.73m x 3.63m)

DINING ROOM

11' 11" x 9' 9" (3.63m x 2.97m)

BREAKFAST KITCHEN

12' 10" x 11' 10" (3.91m x 3.61m)

CONSERVATORY

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

UTILITY ROOM

8' 1" x 7' 2" (2.46m x 2.18m)

INTEGRAL DOUBLE GARAGE

17' 7" x 17' 4" (5.36m x 5.28m)

FIRST FLOOR

PRINCIPAL BEDROOM

17' 9" x 12' 2" (5.41m x 3.71m)

ENSUITE

DRESSING ROOM

12' 2" x 8' 0" (3.71m x 2.44m)

BEDROOM TWO

12' 9" x 11' 10" (3.89m x 3.61m)

**BEDROOM THREE**

12' 2" x 10' 3" (3.71m x 3.12m)

BEDROOM FOUR

11' 10" x 10' 0" (3.61m x 3.05m)

BATHROOM**TOTAL SQUARE FOOTAGE**

176.5 sq.m (1900 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****PRIVATE GARDEN WITH PATIO SEATING AREA****ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, Elica extractor, Bosch integrated fridge, Bosch integrated freezer, underfloor heating (bathroom), Tiger Sheds garden shed, two Hormann electric garage doors, all carpets and blinds, some curtains and light fittings, CCTV and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - 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.

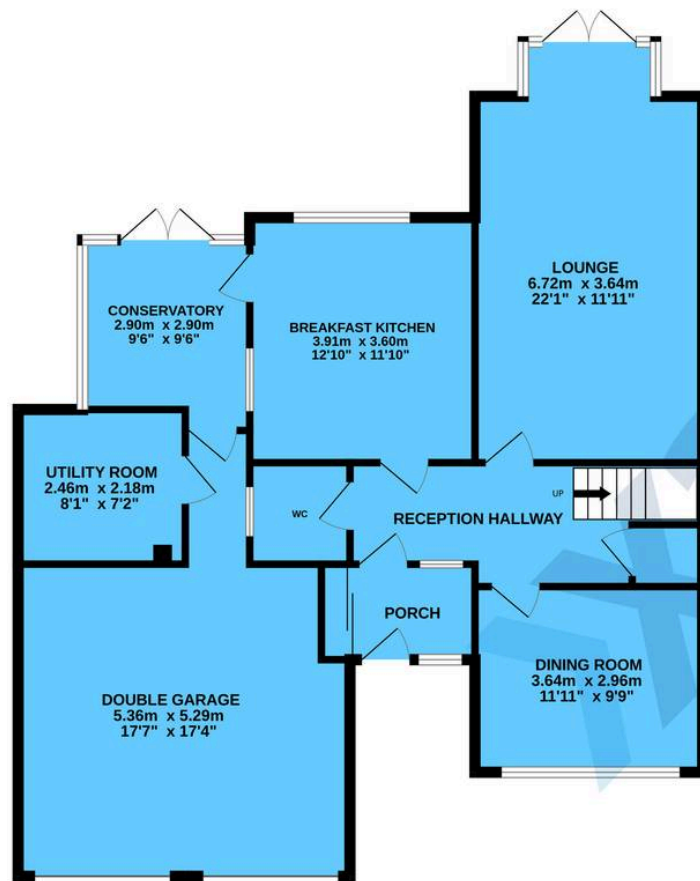
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

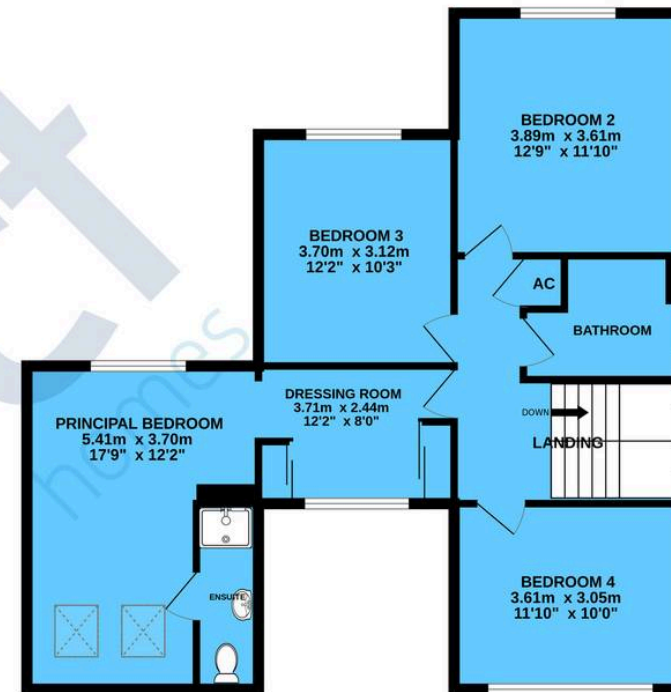
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 176.5 sq.m. (1900 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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Xact Homes

170 Station Road, Balsall Common – CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

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