



Balsall Street, Balsall Common  
£950,000







## PROPERTY OVERVIEW

A rare opportunity to acquire a Grade II listed period property located in a rural setting on the outskirts of Balsall Common occupying a large plot of approximately 1.3 acres. Templars Cottage originally dates back to the 17th Century with several subsequent extensions being made to create a property with a generous amount of living space and an abundance of character features. Being well maintained throughout with some scope for further updating in places the property provides potential purchasers with:- entrance hallway, large L-shaped living room, dining room with inglenook fireplace, study, modern fitted kitchen with island and Aga, guest WC, four double bedrooms, a dressing room and three bathrooms. Outside the property benefits from a generous wrap around garden with views over open fields in addition to a detached double garage with workshop / storage room, several outbuildings and a gated drive in / out driveway.



Viewing is 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

- Grade II Listed Cottage
- Approx 1.3 Acre Plot
- Modern Fitted Kitchen with Island & Aga
- Four Bedrooms & Three Bathrooms & Dressing Room
- Living Room, Dining Room & Study
- Extensive Gardens Overlooking Open Fields
- Oil Fired Central Heating
- Detached Double Garage with Workshop / Storage Room
- Semi-Rural Edge of Village Location





## **ENTRANCE HALLWAY**

### **WC**

7' 1" x 5' 5" (2.16m x 1.65m)

### **LIVING ROOM**

30' 4" x 17' 3" (9.25m x 5.26m)

### **STUDY**

7' 10" x 6' 7" (2.39m x 2.01m)

### **DINING ROOM**

17' 1" x 14' 9" (5.21m x 4.50m)

### **KITCHEN**

16' 5" x 13' 11" (5.00m x 4.24m)

## **FIRST FLOOR**

### **BEDROOM ONE**

17' 3" x 14' 7" (5.26m x 4.45m)

### **DRESSING ROOM**

11' 10" x 7' 3" (3.61m x 2.21m)

### **BATHROOM**

7' 3" x 5' 5" (2.21m x 1.65m)

### **BEDROOM TWO**

19' 0" x 10' 6" (5.79m x 3.20m)

### **BEDROOM THREE**

17' 3" x 10' 10" (5.26m x 3.30m)

### **SHOWER ROOM**

7' 1" x 5' 9" (2.16m x 1.75m)



**BEDROOM FOUR**

12' 4" x 9' 6" (3.76m x 2.90m)

**SHOWER ROOM**

8' 10" x 6' 7" (2.69m x 2.01m)

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

18' 1" x 13' 9" (5.51m x 4.19m)

**WORKSHOP/STORAGE ROOM**

18' 1" x 12' 6" (5.51m x 3.81m)

**TOTAL SQUARE FOOTAGE**

244.0 sq.m (2626 sq.ft) approx.

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****GENEROUS WRAP AROUND GARDEN****ITEMS INCLUDED IN THE SALE**

Free standing AGA, built in microwave, fridge, dishwasher, garden shed, greenhouse, all carpets, curtains, blinds and light fittings and car charging point.

**ADDITIONAL INFORMATION**

Services - mains water and electricity. Broadband - ADSL copper wire.





#### **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.

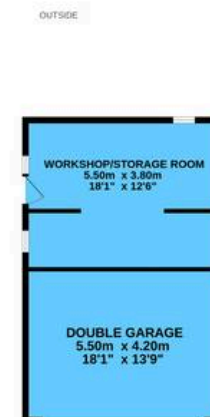
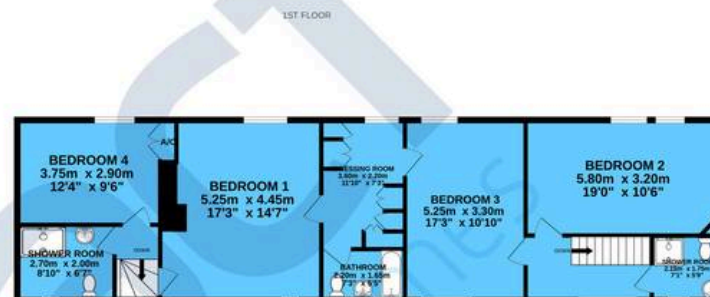
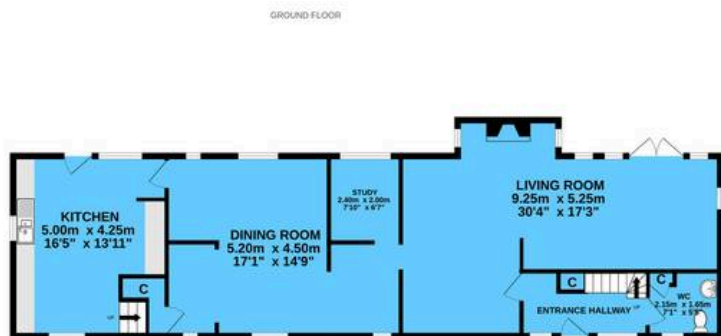












TOTAL FLOOR AREA : 244.0 sq.m. (2626 sq.ft.) approx.

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

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