



**Alder Lane, Balsall Common**

Guide Price **£1,150,000**







## PROPERTY OVERVIEW

A rare opportunity to acquire a this traditional six bedroom detached property which has been modernised throughout by the present owners and now provides the opportunity to acquire a large family home in ready to move into / turnkey condition. Having in excess of 2000sq ft of living accommodation with the benefit of a very large South facing rear garden (total plot approximately 1/3 acre), this stunning home requires internal inspection to fully appreciate the size and quality of the accommodation available. In summary the property provides potential purchasers with:- enclosed porch, large entrance hallway, living room with patio doors onto the rear garden, re-fitted breakfast kitchen, sitting room, guest WC and on the first floor there are six bedrooms (1 x en-suite) and a modern family bathroom. Outside there is a very large South facing rear garden which is mainly lawned and provides further opportunity for landscaping or the installation of a leisure building / garden room. To the front of the property there is a gravel driveway providing parking for multiple vehicles, an electric car charging point and a double length garage.

Viewing of this exceptional property is strictly by appointment only with Xact Homes 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

- Six Bedroom Traditional Property
- Beautifully Presented Throughout
- Re-Fitted Breakfast Kitchen
- Large Living Room & Separate Sitting Room
- Impressive Principal Bedroom Suite
- Re-Fitted Family Bathroom
- Large South Facing Rear Garden
- Garage & Driveway Parking



#### PORCH

#### ENTRANCE HALLWAY

#### WC

#### SITTING ROOM

14' 5" x 12' 4" (4.39m x 3.76m)

#### LIVING ROOM

31' 2" x 15' 5" (9.50m x 4.70m)

#### BREAKFAST KITCHEN

27' 9" x 10' 4" (8.46m x 3.15m)



## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

15' 1" x 14' 9" (4.60m x 4.50m)

### **ENSUITE**

13' 9" x 6' 9" (4.19m x 2.06m)

### **BEDROOM TWO**

14' 7" x 12' 6" (4.45m x 3.81m)

### **BEDROOM THREE**

14' 7" x 9' 2" (4.45m x 2.79m)

### **BEDROOM FOUR**

12' 0" x 10' 4" (3.66m x 3.15m)

### **BEDROOM FIVE**

11' 2" x 7' 3" (3.40m x 2.21m)

### **BEDROOM SIX**

10' 4" x 7' 9" (3.15m x 2.36m)

### **BATHROOM**

8' 0" x 7' 1" (2.44m x 2.16m)

## **OUTSIDE THE PROPERTY**

### **DOUBLE LENGTH GARAGE**

32' 10" x 9' 2" (10.01m x 2.79m)

## **STORE**

### **TOTAL SQUARE FOOTAGE**

205.0 sq.m (2207 sq.ft) approx.

## **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

## **LARGE REAR GARDEN**





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

Integrated oven, integrated hob, extractor, microwave, dishwasher, garden shed, all carpets and blinds, some curtains and light fittings, hot tub and fitted wardrobes in two bedrooms.

#### **ADDITIONAL INFORMATION**

Services – mains water, gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – part boarded. There are two small outbuildings (log shed and garden tool room) which includes a toilet and there is also 2 standard three pin sockets in the side alleyway, which could be used to charge an electric car overnight.

#### **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: 205.0 sq.m. (2207 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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