



White Cottage

Balsall Common

theAgents
property consultants

**A distinguished,
character property
situated in the peaceful
countryside.
Offering great space,
alongside numerous
outbuildings, this offers
a buyer a brilliant
family home.**

**WHITE COTTAGE
BALSALL COMMON**

Summary

White Cottage, a charming and characterful property nestled in the heart of the sought-after village of Balsall Common. The property has been home to its present owners for over 50 years. With an established south facing garden, the property sits comfortably within just over 0.3 of an acre. The gravelled driveway offers ample parking, which is further complimented by the purpose built single storey detached garage which itself nears 1,400 square feet, ideal for the enthusiastic car collector. The other outbuildings comprise of a separate art studio/hobby room and stores (re-built in the 90's) linked to the more conventional double garage which has a home office located above which all prove most useful to the main house.

Ground Floor

In the main house, the useful entrance porch leads into the dining hall with access through to the formal drawing room with exposed brick fireplace and beamed feature ceiling. The family room acts as an ideal snug with a log burner to complete it. A step-up leads through into the breakfast room with bi-folding doors out onto the patio. From here there is a spacious kitchen with an Aga and ample cupboard space. There is a separate utility and boot room finished with a WC.

First Floor

To the first floor, there are four excellent bedrooms with the Principal having built in wardrobes, a separate dressing room, an en-suite with stand alone bath and separate shower. The three remaining bedrooms are brilliant double bedrooms with plenty of wardrobe space and natural light flooding through. These three bedrooms are serviced via the main family bathroom. Wonderful garden views can be seen from the majority of the bedrooms

Outside

Surrounded by private gardens creates an idyllic outdoor space for family gatherings, gardening or simply unwinding. There is also a separate 3.74 acre paddock opposite the property included.

Location

Balsall Common is a well established village in a favourable rural setting yet within easy reach of Solihull, Coventry and Birmingham. There are a range of leisure amenities in close proximity including a cricket, tennis and golf club as well as outstanding educational facilities through available schooling for all ages. 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. The property is extremely well placed for easy access to the motorway networks, as well as Birmingham International Airport.

Services to the Property

Oil fired central heating, Sewage Treatment Plant, Mains Water and Electric.

Local Authority and Tenure

Solihull District Council and Freehold.

EPC Rating

EPC Rated F.

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

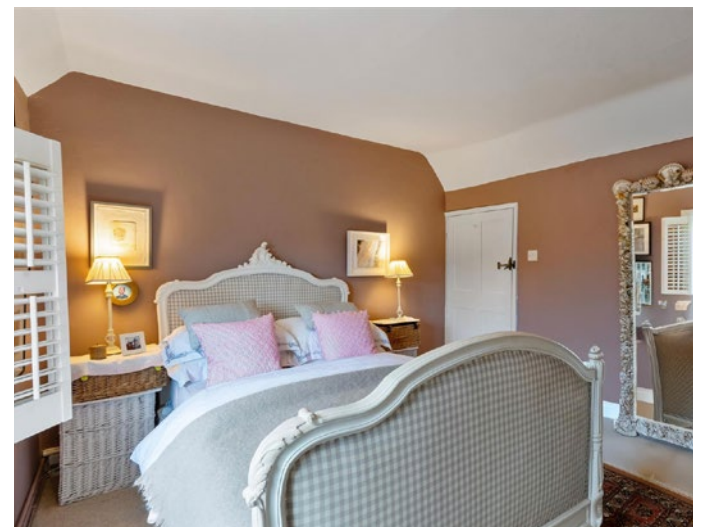






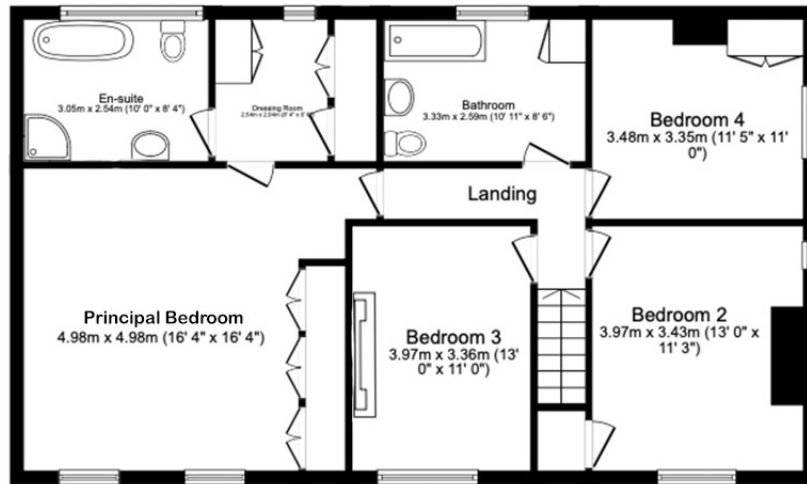




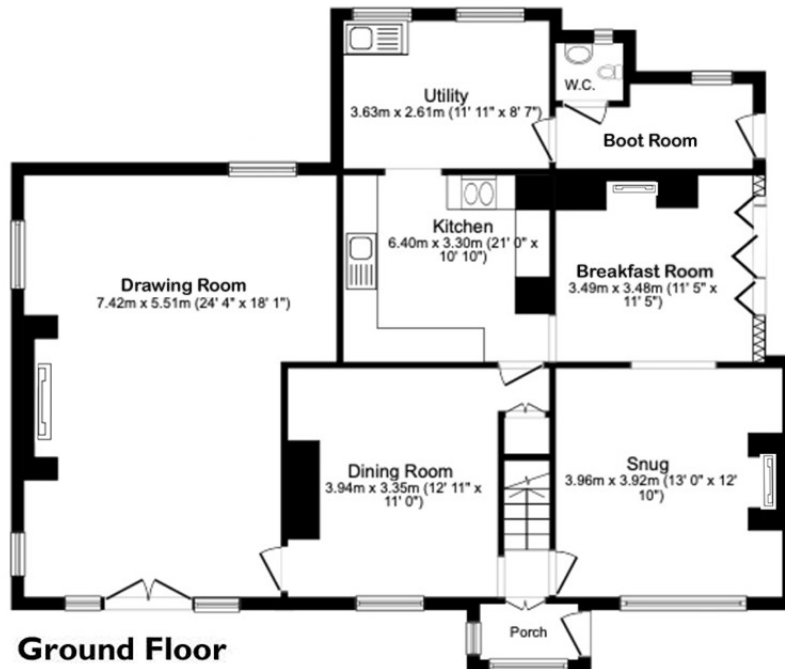








First Floor



Ground Floor

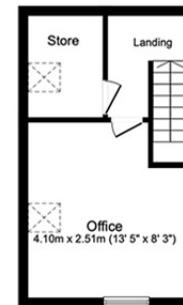
White Cottage, Frog Lane, Balsall Common Approximate Gross Internal Area

436M/ 4,689 Sq Ft

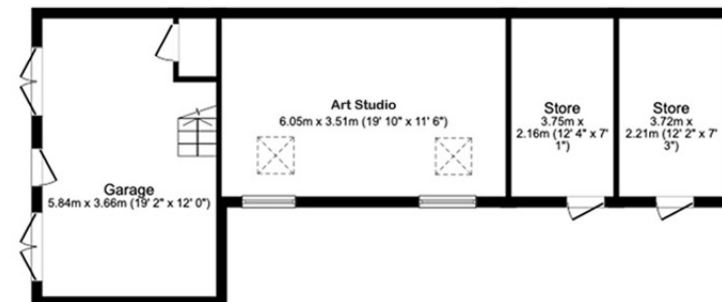
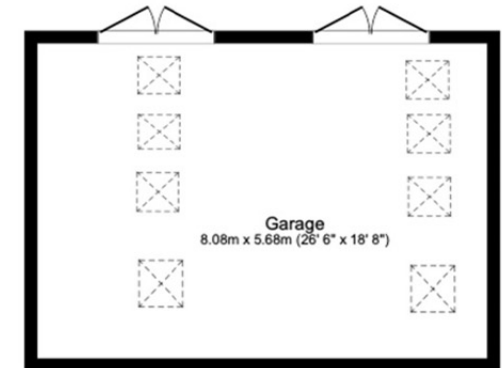
Main House = 216M/ 2,329 Sq Ft

Outbuildings Total = 90.7M/ 976 Sq Ft

Garage Total = 128M/ 1,384 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

Date: 18/03/2025

Reference:

White Cottage,
Frog Lane,
Balsall Common,
CV7 7FP.

We are delighted to provide details of the property mentioned above, which is available at Offers Over £1,450,000.00. Should you require any additional information about the property or its surroundings, please do not hesitate to contact us. We would be happy to assist you further.

You can find comprehensive details of all our properties and a diverse range of services available for viewing online at www.theagents.properties.

For additional information or to make arrangements to view the property, please get in touch. We'd love to help you.

Yours faithfully

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