



Needlers End Lane Balsall Common CV7 7AE

for sale offers over
£500,000



Property Description

A deceptively spacious well-presented four-bedroom semi-detached home offering versatile accommodation, situated in a quiet cul-de-sac backing directly onto open fields. The property comprises an entrance porch, spacious lounge with feature fireplace, generous dining kitchen with walk-in pantry, separate utility room, family room/study, and a ground-floor bedroom with en-suite shower room. To the first floor are three further bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. Externally, the property benefits from a garage, driveway providing generous parking, and a beautifully landscaped rear garden enjoying stunning open-field views. Offered for sale with no upward chain. Internal viewing is recommended to fully appreciate the extent of the accommodation, which is not immediately apparent from the property's roadside appearance.

Approach

Front door leads through to inner porch with double doors leading to lounge and door to ground floor bedroom suite.

Lounge

Gas feature fireplace, large window to the front overlooking garden, staircase to first floor and door through to:

Study / Family Room

Family room with window to the rear overlooking garden.

Dining / Kitchen

L-shaped fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer with mixer tap, walk-in pantry, appliances to include electric double oven and grill with four ring gas hob with cooker hood above, space and plumbing for dishwasher, space for large fridge freezer, window to the rear overlooking garden. Dining area with ample space for table and chairs, window to the rear, double patio doors overlooking and leading to garden.

Utility

Fitted with base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine and tumble dryer, window to the rear, door leading to garden and further door leading to integral garage.

Guest Cloakroom

Fitted with low level WC, wash hand basin with mixer tap fitted into vanity unit.

Bedroom Four Ground Floor

With window to the front, door through to:

Ensuite

Fitted with low level WC, wash hand basin with mixer tap fitted into vanity unit, walk-in mains shower and heated towel rail.

First Floor Landing

Cupboard housing the central heating boiler.

Bedroom One

With window to the front, storage cupboard with built in shelving.

Bedroom Two

Window to the rear, with view over field, door through to:

Ensuite

Having low level WC, wash hand basin, walk-in shower cubicle with mains shower fitted.

Bedroom Three

Window to the side.

Family Bathroom

Fitted with a suite comprising of low level WC, wash hand basin fitted into vanity unit, double walk-in shower cubicle with mains shower fitted, heated towel rail and obscure glazed window to the side.

Integral Garage

Fitted with remote control up and over door, light and power and integral door through to utility.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking, giving direct access to the garage, lawned garden to the side.

Rear Garden

Landscaped garden with shaped lawn, mature shrubs and borders, views over fields to the rear, gated side access, greenhouse and summer house.

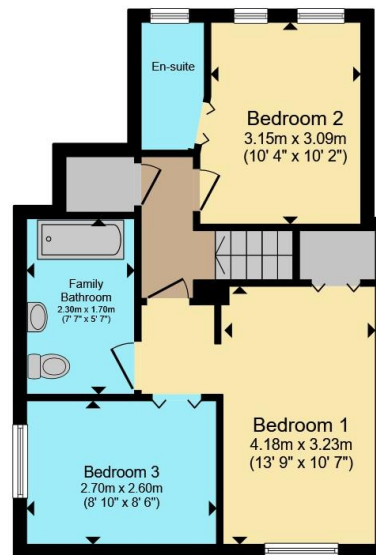
Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 147.3 m² (1,585 sq.ft.) approx

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To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
Solihull CV7 7FF

EPC Rating: D Council Tax
Band: E

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106870



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