



Spencers Lane, Berkswell

Offers Over £685,000

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HOMES



PROPERTY OVERVIEW

A rare opportunity to acquire this deceptively spacious four bedroom traditional property in the heart of Berkswell Village which offers over 2200 sq ft of living accommodation in addition to a large rear garden. Being well maintained throughout with further potential to modernise and renovate, the property provides potential purchasers with:- entrance hall, full width living room, dining room, breakfast kitchen and guest WC to the ground floor, and to the first floor, there are 4 x double bedrooms (1 x en-suite), a study area and a family bathroom.

Outside, the property benefits from a large, extremely private garden, a garden room with kitchenette and WC, a detached garage and driveway parking.

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





PROPERTY LOCATION

Butchers House is located in the heart of Berkswell village, being positioned approximately 100 metres from the crossroads / Bear public house.

To reach the property, leave Balsall Common on Station Road heading towards Berkswell train station. Proceed under the bridge at the railway station and along Truggist Lane until you reach the T-Junction with Spencers Lane. At the junction turn left and continue until you reach Berkswell village. As you enter the village, the property is on the right hand side, approximately 100 metres before the crossroad by The Bear public house.

Council Tax band: E

Tenure: Freehold



- Traditional Four Bedroom Semi-Detached
- Central Berkswell Location
- Living Room, Dining Room & Breakfast Kitchen
- Four Double Bedrooms
- En-Suite Principal Bedroom
- Long Rear Garden
- Garage & Garden Room

**ENTRANCE HALLWAY****WC****LIVING ROOM**

21' 11" x 14' 0" (6.68m x 4.26m)

DINING ROOM

21' 11" x 9' 10" (6.69m x 3.00m)

BREAKFAST KITCHEN

14' 6" x 13' 2" (4.42m x 4.02m)

FIRST FLOOR**PRINCIPAL BEDROOM**

17' 0" x 10' 8" (5.17m x 3.26m)

ENSUITE

10' 8" x 4' 5" (3.26m x 1.35m)

BEDROOM TWO

14' 8" x 10' 10" (4.46m x 3.30m)

BEDROOM THREE

14' 0" x 10' 10" (4.26m x 3.31m)

BEDROOM FOUR

11' 3" x 9' 11" (3.43m x 3.03m)

STUDY AREA

10' 2" x 10' 0" (3.10m x 3.06m)

BATHROOM

7' 6" x 7' 1" (2.28m x 2.16m)

TOTAL SQUARE FOOTAGE

210.2 sq.m (2263 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE

31' 11" x 9' 11" (9.73m x 3.02m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

GARDEN ROOM

21' 11" x 10' 0" (6.67m x 3.06m)

WC

ITEMS INCLUDED IN THE SALE

Free-standing cooker, kitchen extractor, fridge, freezer, dishwasher, washer/dryer, all carpets, some curtains, some light fittings, fitted wardrobes in two bedrooms and garden shed.

ADDITIONAL INFORMATION

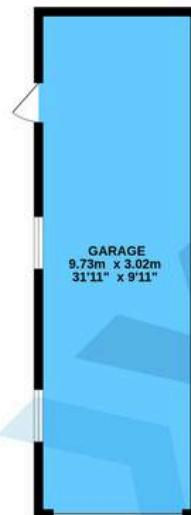
Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – partially boarded with lighting.

INFORMATION FOR POTENTIAL BUYERS

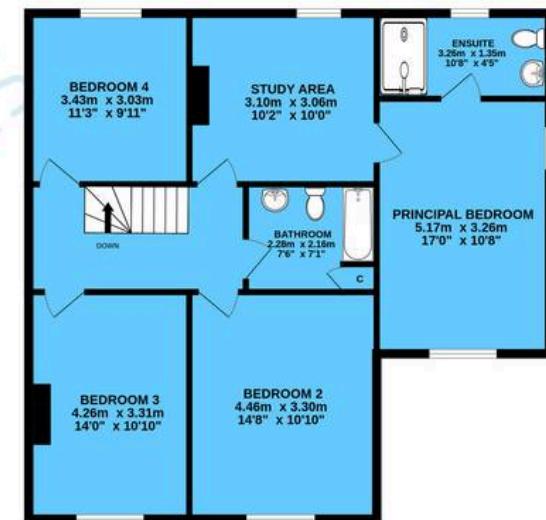
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 210.2 sq.m. (2263 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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