



99 Needlers End Lane, Balsall Common CV7 7AE

£330,000

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# Key Features

Entrance Porch / Spacious Living Room having a Wood Burning Stove  
Dining Room / Re-Fitted Breakfast Kitchen / Lobby/Utility / Guest Cloakroom / Three Bedrooms  
Re-Fitted Family Bathroom with 'Jack and Jill' Facility to Bedroom Two  
Gas Central Heating / Double Glazing  
Side Garage / Foregarden with Driveway Parking  
Delightful Rear Garden with views to the rear over open Countryside.

99 Needlers End Lane is a recently refurbished, tastefully presented, three bedroomed, semi detached, family dormer residence, enjoying an enviable private location with superb views to the rear over open countryside.

# Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

# Vendor's Comments

When we saw this house we immediately fell in love with it. It was our first home as a married couple and we couldn't believe we had found a house in such a secluded cul-de-sac with beautiful views.

We now have two children and have had five very happy years here as a family. We have very special memories of our time in this home (including our daughter being born unexpectedly in the kitchen!) and we hope that the new owners can create their own special memories here too.

# Local Schools

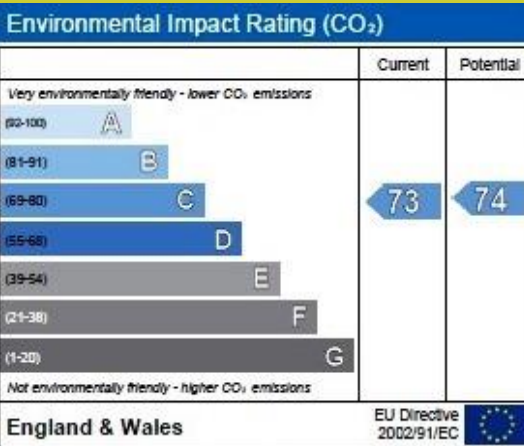
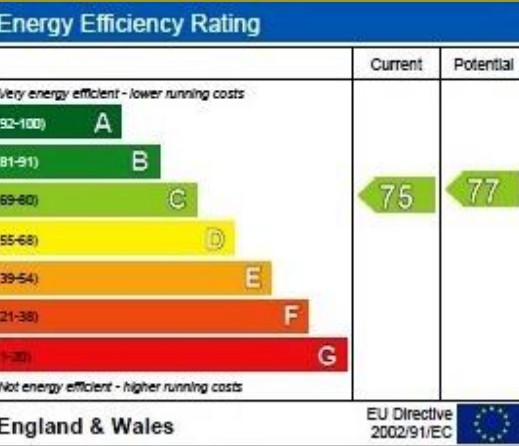
Balsall Common Primary School  
Heart of England School

# Local Authority

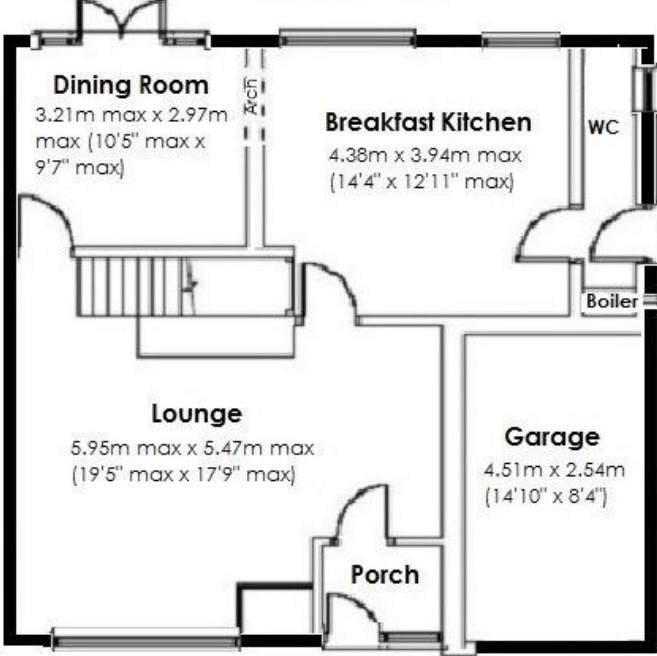
Solihull Metropolitan Borough Council

# Viewing Arrangements

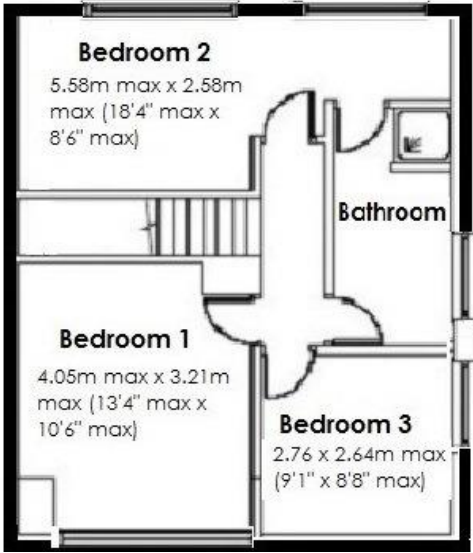
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Ground Floor



First Floor



These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







