



131 Needlers End Lane, Balsall Common, Coventry CV7 7AA £300,000

www.simonburthomes.co.uk

Key Features

Entrance Porch / Spacious Living Room with a Focal Log Burning Open Fireplace / Dining Room / Kitchen Utility / Downstairs WC
 Three Bedrooms / Re-Fitted Bathroom
 Gas Central Heating / Double Glazing
 Side Garage / New UPVC Soffit Boards and Guttering / Foregarden Offering Off Road Parking / Private Rear Garden with Superb Views to the Rear over Open Countryside

131 Needlers End Lane is a modern, three bedroomed, link detached family home, conveniently situated, being within a short walking distance of the village centre and enjoying magnificent 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

We moved to this home 20 years ago from Marston Green with our 3 sons, primarily for the schools. The schools and transport links are brilliant, and the village has a good mix of social activities.

In respect of the house, it has been maintained throughout our stay, and has benefited from new central heating boiler (7yrs guarantee), cavity wall/loft insulation. The roof and chimney has been renovated with re lathing, new felting and repointing work carried out. The property had a full electrical rewire shortly after we moved it. The front garden and driveway were landscaped approximately three years ago. Internally, new doors, redecoration and new laminate flooring have been laid this year.

The rear garden is sizeable, having hosted several garden parties. It provides a greenhouse, raised vegetable beds, as well as a sizeable outbuilding that we use as a gym, plus a good size lawn. The view across the back field is outstanding regardless of the season.

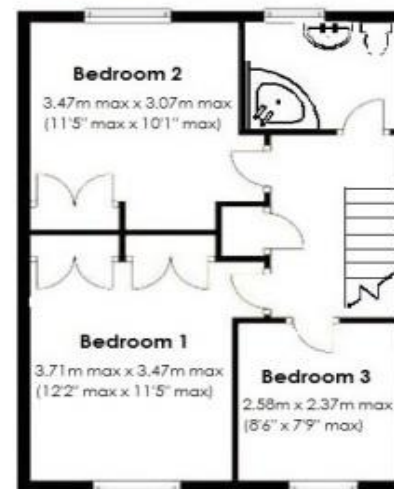
Viewing Arrangements

Telephone: 01676 534040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

Ground Floor
 Approx. 68.1 sq metres (733.4 sq. feet)



First Floor
 Approx. 40.4 sq metres (435.3 sq. feet)



Total area approx. 108.6 sq. metres (1168.7 sq. feet)

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.

