



106 Needlers End Lane, Balsall Common CV7 7AB

£575,000

www.simonburthomes.co.uk

Key Features

Canopy Porch / Reception Hall
 Guest Cloakroom / Lounge
 Living Room / Dining Kitchen / Utility
 Five Bedrooms / En-Suite Bathroom
 En-Suite Shower Room
 Family Bathroom
 Gas Central Heating / Triple Glazed
 Aluminium Windows and Doors
 Underfloor Heating on the Ground Floor
 Double Garage
 Large Block Paved Driveway
 Rear Garden / No Chain

106 Needlers End Lane is a superb, substantially extended and tastefully refurbished, five bedroom, detached family home, conveniently situated in this highly regarded residential area being but a short strolling distance of the village centre.

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 have lived at the house since 2001, and after my sons have successfully completed their education at the local schools in Balsall Common, they have now flown the nest and I no longer need to live in the area, so I have decided to move to pastures green.

I have recently extended and renovated the property, as I felt the house had great potential. The final result has been amazing, and I would be tempted to stay but I now feel it is time to move on.

Local Schools

Balsall Common Primary School
 Heart of England School

Local Authority

Solihull Metropolitan Borough Council

Ground Floor
 Approx. 122.5 sq. metres (1318.8 sq. feet)



First Floor
 Approx. 72.4 sq. metres (779.0 sq. feet)

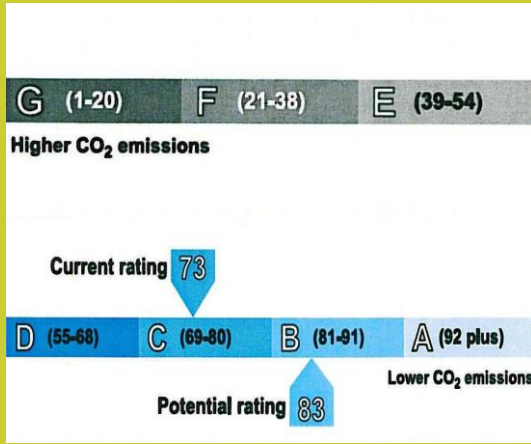
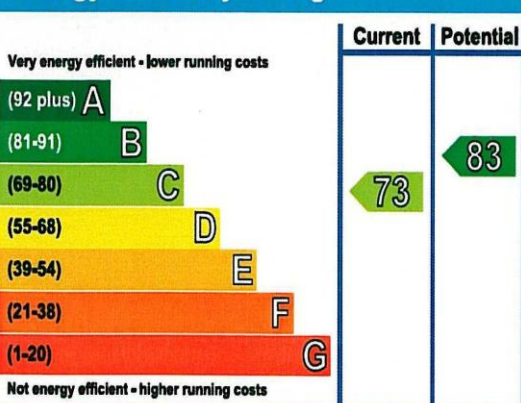


Total area: approx. 194.9 sq. metres (2097.8 sq. feet)

Viewing Arrangements

Telephone 01564 534040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

Energy Efficiency Rating



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.



