



Birmingham Road, Kenilworth

£1,475,000





## PROPERTY OVERVIEW

Boundary Oak is located in a rural setting midway between Balsall Common & Kenilworth, standing in grounds of approximately 10 acres with views over open countryside the property offers buyers a stunning private home with the convenience of easy access to local amenities.. Offering potential to extend (subject to the necessary planning consents) and having been well maintained by the present owners the property provides the additional benefit five car garaging (with conversion potential) in addition to other outbuildings.

The property is set well back from the road behind a gated driveway and provides extensive parking for multiple vehicles. In summary the property provides potential buyers :- enclosed porch, entrance hallway, lounge, study, dining room, kitchen, large utility room, conservatory, four double bedrooms, principal bedroom having en-suite facilities & walk in wardrobe and a family bathroom. Outside there is a beautifully landscaped mature garden encompassing mature trees and shrubs with boundaries to further paddocks offering views over open countryside, in total approximately 10 acres.





#### PROPERTY LOCATION

Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.

Council Tax band: G

Tenure: Freehold

- Exceptionally Private Countryside Residence
- Approximately 10 Acres
- Potential to Extend STPP
- Principal Bedroom Having En-Suite & Walk in Wardrobe
- Triple Garage + Double Garage
- Beautifully Maintained Gardens
- Paddock
- Four Reception Rooms





**ENCLOSED PORCH**

**RECEPTION HALL**

**CLOAKROOM**

**WC**

**LOUNGE**

14' 9" x 25' 3" (4.50m x 7.70m)

**SNUG**

9' 10" x 9' 2" (3.00m x 2.80m)

**CONSERVATORY**

9' 10" x 10' 4" (3.00m x 3.15m)

**BREAKFAST/KITCHEN**

11' 6" x 12' 6" (3.50m x 3.80m)

**DINING ROOM**

14' 11" x 11' 10" (4.55m x 3.60m)

**STUDY**

11' 4" x 11' 10" (3.45m x 3.60m)

**UTILITY ROOM**

11' 4" x 12' 6" (3.45m x 3.80m)

**LOBBY**

8' 6" x 18' 4" (2.60m x 5.60m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

25' 3" x 13' 7" (7.70m x 4.15m)

**ENSUITE**

12' 6" x 7' 3" (3.80m x 2.20m)

**BEDROOM TWO**

15' 0" x 13' 3" (4.58m x 4.05m)

**BEDROOM THREE**

14' 9" x 11' 8" (4.50m x 3.55m)



**BEDROOM FOUR**

14' 9" x 11' 2" (4.50m x 3.40m)

**BATHROOM**

9' 6" x 7' 3" (2.90m x 2.20m)

**WC**

6' 3" x 7' 3" (1.90m x 2.20m)

**OUTSIDE THE PROPERTY****TRIPLE GARAGE**

29' 6" x 22' 4" (9.00m x 6.80m)

**DOUBLE GARAGE**

20' 4" x 19' 4" (6.20m x 5.90m)

**GARDEN****PADDOCK****ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, Atag extractor, Bosch microwave, fridge, Bosch dishwasher, all carpets, some curtains, fitted wardrobes in four bedroom, some light fittings, garden shed, greenhouse, CCTV, electric garage door and large cedar wood double garage

**ADDITIONAL INFORMATION**

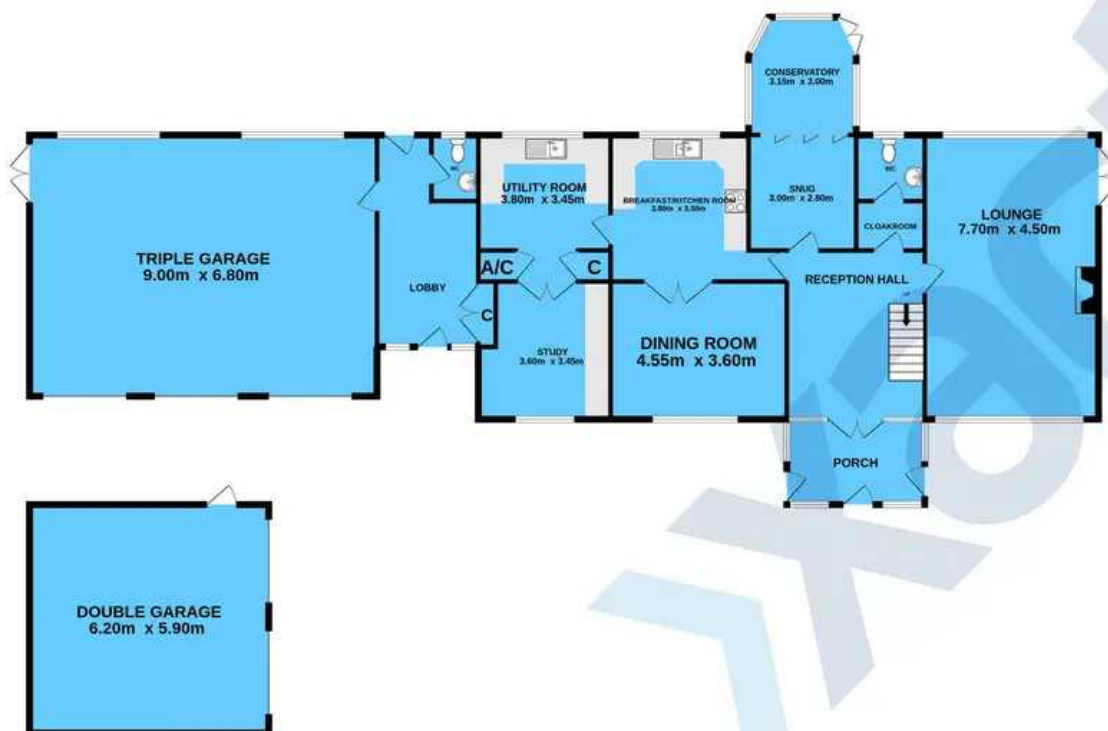
Services - Oil, electricity and hot water (Tribune pressurized system) Broadband - BT Loft Space - Boarded with ladder and lighting

**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2022

**Xact Homes**

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

