



Kenilworth Road, Balsall Common

Offers Over £950,000







## PROPERTY OVERVIEW

This larger style five-bedroom detached house offers over 2200sq ft of living space and has been updated & maintained to the highest standard by the current owners with contemporary kitchen, bathroom and en-suites all having been recently renovated.

Located in a private road of just five properties and being equidistant between the village centre and Heart of England School the property provides potential purchasers with; wide entrance hallway, dual aspect living room, large dining room, open plan family breakfast kitchen, utility room and guest WC. To the first floor there are five double bedrooms (2 x en-suite) all with fitted wardrobes and a family bathroom. The property is also recently installed with a high quality CCTV Security system.

Outside there is a Westerly facing private rear garden, driveway parking and a detached double garage.

Viewing is highly recommended to fully appreciate the size and quality of this outstanding family home and is strictly by appointment with Xact 01676 534 411.





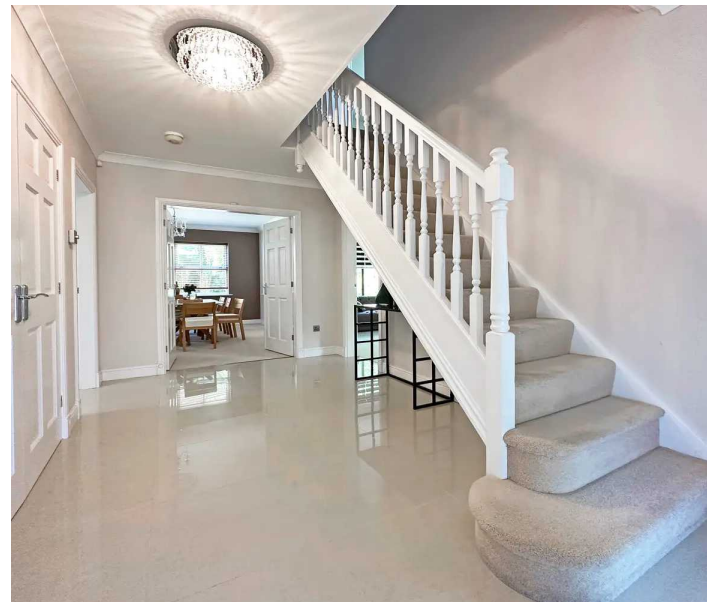
#### PROPERTY LOCATION

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 center 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

- Five Double Bedroom Detached House
- Over 2200sq ft of Living Space
- Beautifully Presented Throughout
- Re-Modelled Open Plan Breakfast Kitchen
- Living Room & Dining Room
- Two En-Suite Bedrooms
- Private Rear Garden
- Detached Double Garage
- EPC Rated C





**ENTRANCE HALL**

18' 1" x 8' 10" (5.5m x 2.7m)

**WC**

6' 7" x 2' 11" (2m x 0.9m)

**LIVING ROOM**

20' 4" x 12' 8" (6.2m x 3.85m)

**DINING ROOM**

14' 7" x 12' 6" (4.45m x 3.8m)

**BREAKFAST KITCHEN**

31' 5" x 22' 4" (9.57m x 6.8m)

**UTILITY ROOM**

9' 8" x 5' 11" (2.95m x 1.8m)

**FIRST FLOOR****BEDROOM ONE**

13' 5" x 11' 8" (4.1m x 3.55m)

**ENSUITE**

10' 6" x 8' 2" (3.2m x 2.5m)

**BEDROOM TWO**

14' 7" x 12' 6" (4.45m x 3.8m)

**ENSUITE**

7' 10" x 6' 3" (2.4m x 1.9m)

**BEDROOM THREE**

12' 8" x 9' 8" (3.85m x 2.95m)

**BEDROOM FOUR**

12' 6" x 9' 8" (3.8m x 2.95m)

**BEDROOM FIVE**

12' 8" x 8' 2" (3.85m x 2.5m)

**BATHROOM**

9' 10" x 6' 7" (3m x 2m)





#### **OUTSIDE THE PROPERTY**

#### **DOUBLE GARAGE**

#### **WEST FACING REAR GARDEN**

#### **ITEMS INCLUDED IN THE SALE**

Neff integrated kitchen appliances (oven, microwave, plate warmer, induction hob, down-draft extractor & dishwasher), all carpets and light fittings, fitted wardrobes in all bedrooms.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - BT - Fibre optic. Loft space - part 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.  
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**Xact Homes**

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