



ginger

ARDEN HOUSE

BALSALL COMMON



# WELCOME

Ginger are delighted to present this unique, fully renovated, Victorian, 1870 built, double fronted, detached family home. Nestled on the edge of Balsall Common, with countryside views and country walks, yet within easy reach of amenities, excellent transport/commuter links and highly rated schools.

The current owners have fully renovated this property to a very high standard, with no expense spared and many trips to reclamation yards to ensure period features have been retained. This home is full of character, warmth and love.

Offering a driveway to the front as well as a side shared driveway to reach the garage and rear garden gate. There's a welcoming porch to kick off shoes, leading into the hallway, which boasts solid oak parquet floor, and immerses you in a traditional style home with high ceilings and an abundance of space.

Two super-size reception rooms with period features, extended open-plan kitchen/diner/seating area with patio doors, separate cloakroom and utility room leading off the kitchen with garden access.

Upstairs, two large main bedrooms to the front boasting stunning country views and period fireplaces. Plus two further double bedrooms and a Victorian style bathroom with a roll-top bath and a separate shower.

Outside, that all-important south facing garden, generous lawn and patio, with kids play area, summer house and access into the garage.

This is an amazing home, lovingly renovated with much care and attention to detail, providing light and spacious living accommodation, a great garden and parking - all on the doorstep to open countryside. What more do you need.

## KEY FEATURES

- A stunning 4 Bedroom 1870 Victorian, double-fronted detached family house
- Fully renovated throughout to a high standard
- Located on the edge of Balsall Common with countryside views and walks
- Boasting an extended kitchen/dining/sitting space
- Two large reception rooms with genuine period fireplaces
- Cloakroom and separate utility
- Generous bedrooms with space to add en-suites
- Period style bathroom offering roll-top bath and separate shower
- Private south facing rear garden, summerhouse and patio
- Driveway to front with additional shared drive to large garage/workshop



## DOWNSTAIRS LIVING

Welcome inside. The moment you step through the front door from the porch and gaze through the property you will immediately appreciate the traditional style, and the level of care that has been taken in renovating this property. Immediately, the solid oak herringbone floor tempts you along the hallway all the way to the open-plan kitchen/dining/sitting area to the rear. The staircase is set from the hallway leading up to the four bedrooms and the family bathroom, there is good space underneath the stairs for hanging coats and additional storage, this could also lend itself to a potential office desk space. The hallway also has a traditional style radiator, a nice touch, of which you will also see many more throughout the property on your tour.

As you walk into the hallway, the first room to the right is the front living room, a lovely bright space boasting a feature log burner stove on a solid Berwyn Welsh slate hearth, creating a comfortable and restful place to unwind. Another great feature of this room is the large bay window which boasts the most delightful countryside view into the open fields. This living room has a traditional style radiator set within the bay, as well as period plaster coving and ceiling rose, which again you will see in many of the rooms throughout the property. This room is spacious, offering plenty of floor space for multiple sofas, your media centre and bookshelves.

As you move further rearwards through the hall, you find yourself in the formal dining room. A beautifully presented space, in traditional period colours, boasting a feature period cast iron fireplace which really does set the scene for this more formal reception room. The current owners use this as a formal dining room, and as you will see when you arrive, it offers good floor space to accommodate a grand table with plenty of floor space around for additional furniture. The alcoves around the side of the fireplace provide an opportunity to place additional furniture such as bookcases and display cabinets, whilst the oak floor as you walk in adds to that sense of tradition. There's an opening double-glazed window to the front, again, boasting that countryside view, having a period style radiator set underneath, beautifully complimented by tall skirting boards, period plaster coving and ceiling rose.

A key room to the family home is the open-plan kitchen/dining/sitting space which stretches the majority of the width of the property. This is a great family space. The large kitchen boasts a compliment of cream units with solid oak doors and contrasting work-surface, and provides a built-in fridge/ freezer, plenty of wall and base cupboards, as well as space for a free-standing cooker and free-standing dishwasher. The kitchen also has a separate utility which we shall talk about shortly.

In addition, there is an island unit which provides additional storage and workspace, with convenient plug sockets and USB as well as the control for the electric under-floor heating.

Moving to the side is the dining/sitting space, a lovely bright area due to the large sliding patio doors and a window to the side. It is stylishly presented and offers good floor space for a family dining table, a comfy sofa as well as a media centre and extensive display and storage units. An area to sit back and watch the television, perhaps while parents are preparing dinner for the youngsters. We love this space: there is a delightful view out into the south-facing rear garden and patio, and the sliding doors make it easy to open it up to the patio & garden during those warmer months, when entertaining or for keeping a watchful eye on the kids in the garden. This is a great social space, and where you are likely to spend a lot of time when at home.

The property benefits from a separate utility off the side of the kitchen, and a downstairs cloakroom. The utility area has good additional storage, a sink and drainer, and provisions for a washing machine, with a UPVC glazed door leading out to the garden as well as a radiator.

The downstairs cloakroom is always handy in a family home, and being close to the back door is great when utilising the extensive outdoor space. It offers a toilet and a hand wash basin with mixer tap as well as a heated towel rail.

























## BEDROOMS AND BATHROOM

A solid hemlock wooden spindle staircase leads upstairs where the decor continues the theme of the traditional period style with a traditional style radiator, high ceilings and period plaster coving and feature period plaster ceiling rose. The front elevation window boasts the most gorgeous infinity view out into open countryside, a fabulous view to take in as you start your day. There is a hatch with integrated loft ladder for accessing the part-boarded loft space above, providing a great storage area.

The main bedroom is positioned at the front of the house, and benefits from the delightful countryside views. The bedroom itself is a great sized double bedroom providing an abundance of floor space and featuring a beautiful cast iron feature Victorian fireplace as well as period plaster coving, a ceiling rose and a traditional style radiator at low-level under the window. Similar to bedrooms two and three there is ample space to install an en-suite into this bedroom should you require.

Bedroom number two is also located at the front of the house. A lovely bright, airy bedroom boasting plenty of floor space, a beautiful cast iron Victorian fireplace, a traditional style radiator and period plaster coving and ceiling rose. Just like bedroom one, this gorgeous bedroom boasts a stunning view out of the front window into open countryside. This could be a great teenagers bedroom, with plenty of space for bedroom furniture, a sofa or gaming chair and homework desk.

The third bedroom is set to the rear of the house, a lovely bright room due to the south facing aspect and large triple glazed window which delivers plenty of natural lighting into the large space. Again, this room boasts high ceilings which adds to the sense of space. This is a great sized third bedroom, it is used as the principal bedroom by the current owners. It is extremely spacious and offers plenty of floor space for a larger bed, accompanying side tables, as well as multiple wardrobes and chests of drawers.

Due to its proximity to the bathroom it would be straight forward to install an en-suite in this room should you require it. The vendors did draw up plans for this whilst renovating but felt that they did not require it.

Bedroom number four is set to the rear of the house. It currently houses a large cabin bed whilst still leaving plenty of floor space for a free-standing wardrobe, chest of drawers and multiple bookcases. This room had previously been used as a fourth double by the current owners as it easily accommodates a double bed and bedside tables as well as additional bedroom furniture. We love the twin double glazed windows to the rear elevation giving a nice view of the well-maintained rear garden.

The family bathroom delivers a traditional style suite which comprises of a semi roll-top bath accompanied by a Victorian-style mixer tap with shower attachment as well. There is also a single sized corner shower, with glass door, offering a Victorian-style Mira Realm mains-fed shower with mixer providing both a hand attachment as well as a rain head. In addition, there is a WC and a pedestal wash basin, again, with period style taps and fitment. There is also a period style radiator incorporating a towel rail, as well as electric underfloor heating beneath the fabulous period style floor tiling, and mid-height traditional wood panelling all in keeping with the style of this lovely home. The bathroom also has a frosted double-glazed window to the rear, and just like the bedrooms enjoys plenty of natural light.



































# ADDITIONAL INFORMATION

## Outside Spaces

This gorgeous family home boasts a wonderful garden to match, enjoying that all important sunny south facing aspect and offering a large patio which stretches the width of the garden, as well as a gate to the side onto the side shared driveway. The lawn is generous, with raised flowerbeds to the side and to the rear there is a great play area for the kids as well as a summer house. This is currently used as a kids space but would work well as a garden office or bar. In addition, there is a nice storage unit for logs and to tuck away the barbecue as well as wellies and sporting equipment. From the patio there is access into both the utility and, via the sliding patio doors, into the kitchen/ dining/ sitting area.

## GARAGE & DRIVEWAY

The garage is located at the end of the driveway. It offers good dimensions, with a door to the side into the garden, and twin doors to the front with vehicle access as well as windows to the side, numerous power sockets and lighting. There is ample space to park a car inside, but it would also make an excellent workshop or gym.

## ADDITIONAL INFORMATION

Property was built circa 1870

We are advised that the property was extended in the 1970's and in 2013.

The vendors have lived in the property for 13 years. The property has undergone full renovation since they moved in and has been re-decorated throughout within the last 12 months.

We are advised that this property is freehold, please seek confirmation from your legal representative.

We are advised that the council tax is band E and is payable to Solihull Metropolitan Borough Council.

EPC - 68D potential 79C

Boiler approx. 13 years of age- next service booked for October 2025

We are advised that the boundaries are left and right.

There is a shared driveway to the right side of the house. The vendors own the left half of it, but have right of access to the right half of it.

Utility bills as a family home

Council tax: £2572/ year

Water £1049 pa- Severn Trent

Gas & Elec combined £200 per month Octopus energy.

Broadband currently with Virgin

Advised of good mobile phone signal, vendors currently have Tesco and EE.

Part C:

Vendor advises:

No building safety issues.

Rights of way- Shared side driveway to right side of house. Shared with neighbour on right.

Small strip of land to front pavement edge dedicated sightline for traffic and cannot be built upon - details on title plan upon request from agent.

No flood risk, mining issues or coastal erosion.

Planning permission was granted for works carried out.

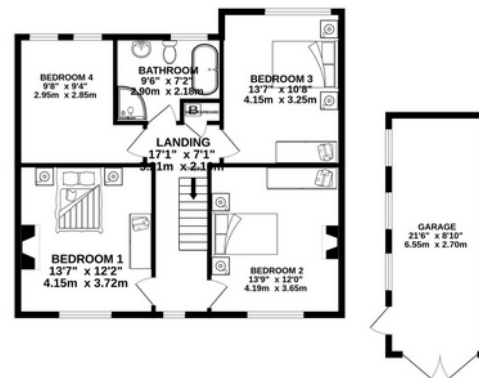
Ginger have not checked appliances, nor have we seen sight of any building regulations or planning permissions.

You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

## FLOOR PLAN



4 BEDROOM DETACHED PERIOD HOUSE

TOTAL FLOOR AREA: 1670 sq. ft. (155.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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# Make this property home

Thank you for viewing with ginger. We know big decisions take a lot of thought. Our team will call you for feedback on this property within two days. In the meantime if you would like to ask any questions, book a second viewing or submit an offer, get in touch.

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