



2 Sear Hills Close, Balsall Common
£650,000



2 Sear Hills Close

Balsall Common, Coventry

PROPERTY IN BRIEF

Ginger are proud to offer this spacious, extended four bedroom detached family home located on Sear Hill Close within the popular Kemps Green development. Built by Bryant homes in 1980's.

The setting is really private, a sought-after cul-de-sac being an easy walk to the village centre, the local fishpond and an easy stroll to the local schools. If you enjoy a country walk, then there are plenty of public spaces and walks locally.

The property has been extended double-storey, to deliver not only excellent living spaces on the ground floor, but also generous bedroom sizes.

On the ground floor, there is a welcoming hallway with storage and cloakroom, a large family living room with bay window, feature fireplace and French doors opening into the rear extended dining room, and the focal point of this family home is the extended and modern kitchen/breakfast space.

Upstairs, the principal bedroom is a nice size with en-suite shower room, a large second bedroom, ideal for teenagers, two further doubles to the front, and a modern family bathroom.

Outside, the Property enjoys the benefit of a generous driveway to the front for several family cars, garage and a private rear garden and patio.

This home works really well for the modern family, particularly with the extension and open-plan areas, good bedroom spaces to stop the kids from arguing over room sizes, and the location is excellent to be able to reach local amenities, schools, and major road, rail and airlinks.

LIVING ACCOMMODATION

The property has been extended on two floors, approx. 2003/2004, delivering superb space, working exceedingly well for a family, and with a lot of practicalities in its design when it was extended.

Firstly, as you arrive at the property you are greeted by a welcoming porch area, which is spacious, perfect for leaving shoes and hanging coats. The porch is centrally heated, with easy to manage floor tiles to clean when coming home with a muddy dog, with door into the main hallway, a further door into the garage, and window to the side.

Once inside the property into the hallway, you will immediately sense the space of this extended property, as you gaze through the hallway through into the kitchen and onwards to the rear garden. The design theme is neutral, lovely and bright, with contrasting carpets leading up the stairs, and the tiled floors flowing through from the hall into the kitchen, which is really practical in a family home. The hallway has some handy under the stairs storage, as well as central heating with doors into the kitchen, living room and also the downstairs WC.

No family home is complete without the downstairs loo. Providing a hand wash-basin with mosaic splash-back tiles and a WC with dual flush. The space also has a frosted window to the side elevation and the continuation of the tiled floors from the hallway.

The living room is a superb size, and you will really appreciate the space that this room offers you. Benefiting from a bay window to the front, not only provides a nice view into the front garden, but does give a little extra floor space, where this room will easily accommodate multiple sofas, storage units and a large media centre. This space is tastefully presented in neutral tones, offering a feature fireplace, with an electric pebble flame-effect fire set within. The French doors to the rear open into the extended dining room with a further door into the kitchen to keep a natural flow around the popular rooms. The living room also has good connectivity with the current owner benefiting from fibre into the property. A great family room boasting so much space.





The dining room is set at the rear of the house, accessed via the French doors from the living room, which open up nicely to extend the space, or with the door leading from the kitchen. The dining room is a nice size, with a bay window looking into the private garden, and the floor space being perfect for a large family dining table while still leaving plenty of space around for storage.

The key feature to this property is the extended kitchen/breakfast space refurbished in 2018, which as you step through from the hallway, you will be impressed with the size, and how bright this room is. The kitchen offers a good compliment of modern wall and base units with lighter work-surface space with plenty of power sockets around for small appliances. The kitchen/breakfast space boasts a central island, which is a great space to sit round with your morning tea and toast, as well as providing some extra storage underneath. The kitchen has space and provisions for a washing machine, dishwasher and an American-sized fridge/freezer. The kitchen offers some fitted appliances, which has your ovens, a four-ring gas hob with splash-back and extractor hood over.

This room works really well for a family, or if you are a social animal, being able to entertain, particularly with a door leading out to the garden to stretch the party outside during those warmer nights. The kitchen provides a good view of the garden, as well as having central heating, floor tiling for ease of cleaning, and doors into both the dining room, living room and kitchen.



BEDROOMS & BATHROOM

Welcome upstairs. The property being extended has really increased the floor space to what was originally a good size family home, to deliver even larger bedroom space. The landing gives access to all four bedrooms and the family bathroom as well as having some useful storage shelves along the hallway.

The principal bedroom is set to the rear of the house enjoying a view through the double glazed window into the garden. The room is tastefully presented, as well as having the benefit of fitted wardrobes, still leaving plenty of floor space for your larger bedroom furniture.

The principal bedroom enjoys the benefit of a modern en-suite shower room which offers a white hi-gloss suite comprising of a double sized shower with glass screen and a mains-fed drench and handheld shower attachments with a useful inset shelf for your toiletries to keep out of the way. There's also a floating double drawer vanity unit for storage with a wash basin and mixer tap, as well as WC with dual flush. The en-suite is tastefully presented with easy to manage flooring, a wall-mounted ladder radiator as well as spotlighting, extractor and double glazed frosted window to the rear elevation.

The second bedroom is a fantastic size being in the extended part of the property. This is a great room for teenagers to have a plenty of space for their bed, wardrobes, and that all important gaming desk. The room is neutrally presented, having a window overlooking the rear garden and radiator as well as a loft access point with pull-down ladder into the loft space. We are advised the loft is part boarded, insulated, lighting and ladders.

Bedrooms number three and four are both really good sized double rooms, both located at the front of the house with large double glazed windows looking into the peaceful cul-de-sac and front garden. Both these bedrooms deliver excellent floor space, with a third bedroom having a fitted and comprehensive wardrobe with sliding doors, yet all of them still leaving good floor space for all your regular bedroom furniture.



The fourth bedroom, does have some built-in storage over the stairs, which is really handy.

The family bathroom is really modern, offering a white bright suite, with bath having a mains-fed shower attachment over with folding shower screen, a floating wash basin with mixer tap, and a WC with dual flush. In addition to all this, this space is beautifully tiled with modern wall tiling, easy to manage flooring, and a large window to the side elevation to ensure plenty of natural light to get your day started, and a ladder wall mounted radiator.

GARDEN

The rear garden is really private, generous in its proportions, with an extensive patio stretching the width of the property, with access on one side to the driveway, which is gated and offers a space to hide away your bins, there is a cold water tap, and a door leading in to the garage. On the opposite elevation, there is a good storage space out of the way, perfect to place a shed, being fenced at the front.

The garden works well for a family, not only from a socialising point of view with your dining furniture, but there is also a good grass area which is perfect for the kids to play and the family dog to run around.

GARAGE

The spacious garage is home to the boiler and has side door leading to side passageway as well as roller shutter vehicle access door to front. The garage can also be accessed internally from the porch.















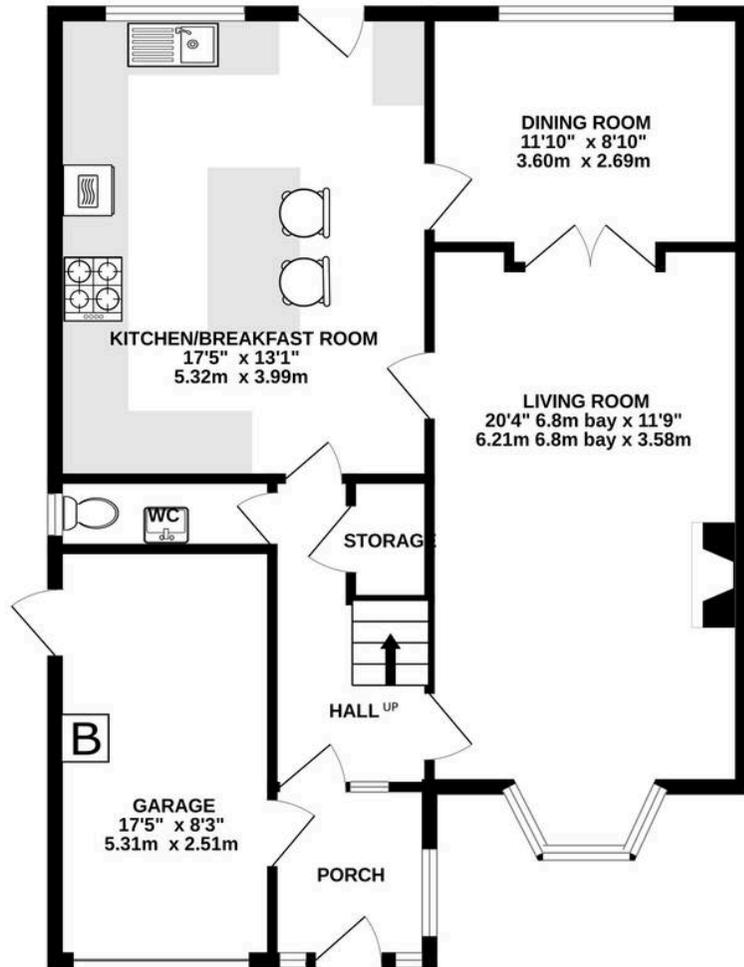




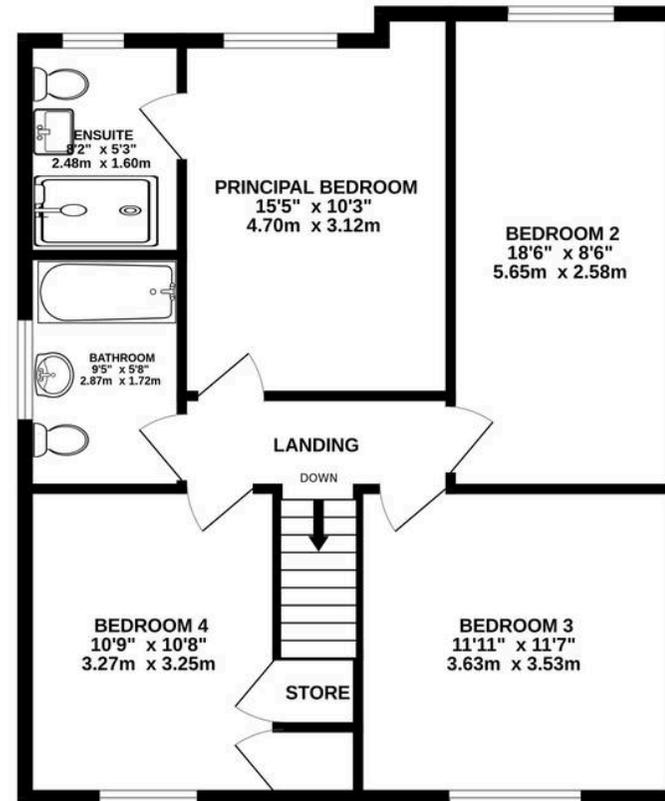




GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
717 sq.ft. (66.6 sq.m.) approx.



4 BEDROOM EXTENDED DETACHED HOUSE

TOTAL FLOOR AREA : 1578 sq.ft. (146.6 sq.m.) approx.

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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