



*126 Kenilworth Road, Balsall Common, CV7 7EX*

- Modern Five Bedroomed Detached House
- Beautifully Appointed & Well Specified Throughout
- Luxury Bathroom & Three Ensuites
- Two Reception Rooms & Conservatory
- Gated Driveway & Wide Garage
- Good Sized Garden with Patio
- Village Location
- Excellent Local Schools

*Purchase Price £665,000*



To view this property contact Hunters at 1634 High Street, Knowle, B93 0JU  
Email: [knowle@huntersgroup.co.uk](mailto:knowle@huntersgroup.co.uk)

 **01564 770707**



This five bedroomed three storey detached house is highly specified, beautifully presented throughout and absolutely essential of internal inspection to appreciate the quality of accommodation on offer. The property stands well back from the road behind a gated driveway with an established garden to the rear and, just approaching 10 years old, stands conveniently placed within just a short walk of the village shops and local amenities. The five bedrooms are complemented by an impressive bathroom and three ensembles with two good sized reception rooms, kitchen with granite work surfaces and a conservatory to the rear. The village is well served by excellent local schools and the village railway station is on the Birmingham to London Euston Line providing commuter services. Although Balsall Common is surrounded by open greenbelt countryside, the local M42 and M6 lead to the Midlands motorway network, centres of commerce and culture, the NEC and Birmingham International Airport and Railway Station. Meriden and Hampton in Arden are both neighbouring villages whilst Kenilworth, Warwick and Solihull all provide more comprehensive local amenities.

The accommodation comprises:-

**COVERED ENTRANCE** with oak front door through to the

**RECEPTION HALL** with an Amtico oak panelled effect floor running throughout, a door to the garage, staircase to the first floor and

**CLOAKROOM** having a tiled floor, a wc, hand basin and glazed window.

**DINING ROOM (FRONT)** 10' 9" x 14' 6" into bay (3.29m x 4.44m) a good sized room with wide bay window to the front and Amtico

floor throughout.

**LIVING ROOM** 11' 10" x 17' 7" (3.61m x 5.37m) having a proud chimney breast with 'hole in the wall' contemporary gas fire, window to the rear, Amtico floor throughout and a sliding patio door through to the

**CONSERVATORY (REAR)** 12' 5" x 8' 5" (3.79m x 2.57m) with brick built base, tiled floor, views to the garden and French doors to the patio.

**BREAKFAST KITCHEN (REAR)** 15' 4" x 9' 6" (4.69m x 2.91m) having an attractive and comprehensive range of Beech fronted kitchen units with wall mounted storage cupboards, base units, drawers, concealed lighting illuminating the granite worksurfaces with upstands, inset sink and bowl with designer mixer tap, double Range space with filter fan above, integrated fridge and freezer and Siemens oven, glass fronted drinks/wine fridge, integrated dishwasher, spotlighting, views to the garden and door to the side.

A staircase with timber handrail leads from the reception hall to the **FIRST FLOOR AND LANDING AREA** with window to the side.

**BEDROOM TWO (FRONT)** 16' 0" x 9' 3" (4.89m x 2.82m) a good sized double bedroom with two windows to the front of the property, modern built-in wardrobe units and an

**IMPRESSIVE ENSUITE SHOWER ROOM** being fully tiled and having shower cubicle, wall hung hand basin, wc and glazed window.

## Mortgages, conveyancing and surveys – all available at Hunters.



**BEDROOM THREE (FRONT)** 11' 3" x 10' 7" (3.45m x 3.25m) a further double bedroom with window to the front, extensive built-in wardrobe units and

**ENSUITE SHOWER ROOM** which is fully tiled and has a white suite with wc, hand basin and shower cubicle.

**BEDROOM FOUR (REAR)** 10' 9" x 13' 5" (3.28m x 4.09m) a further double bedroom with built-in wardrobe units and window to the rear.

**BEDROOM FIVE (REAR)** 10' 4" x 9' 7" (3.16m x 2.93m) a further double bedroom used as a study with a range of built-in study furniture with built-in desk, drawers, display shelving and a window to the rear.

**BATHROOM** fully tiled and having a white suite with 'P'-shaped shower bath, thermostatic shower, wc, vanity unit, semi recessed hand basin and designer towel rail.

A further staircase from the first floor leads to the **SECOND FLOOR** and

**PRINCIPLE BEDROOM SUITE** 16' 4" max x 21' 1" max (4.98m x 6.45m) a large and grand open plan room having an extensive range of built-in bedroom furniture, wardrobes, dresser unit with double doors opening to a large storage area into the eaves. The room has a dormer window to the front, Velux skylight to the rear and an

**LUXURY ENSUITE BATH & SHOWER ROOM** having a large bath set within a tiled surround with side mounted mixer, vanity unit with built-in cupboards below, cosmetic cupboards and mirror above, wc, a designer towel rail and a large walk-in shower with seating, thermostatic shower and body jet.



### GENERAL INFORMATION

**VIEWING** Knowle Office – Tel: 01564 770707

**EPC RATING C 73 / 85**

**TENURE** The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

**SURVEY** Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

**CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

**CONVEYANCING** Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01564 770707 for your free quotation.

**AGENTS OPINION** These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

**FUNDING** Mortgage Advice Bureau at Hunters offer advice and recommendation on over 11,000 first charge mortgage products, from over 90 UK lenders. To help you choose the right mortgage for you, call 01564 770707 to arrange to speak with an expert.

### USEFUL WEBSITES YOU SHOULD CHECK

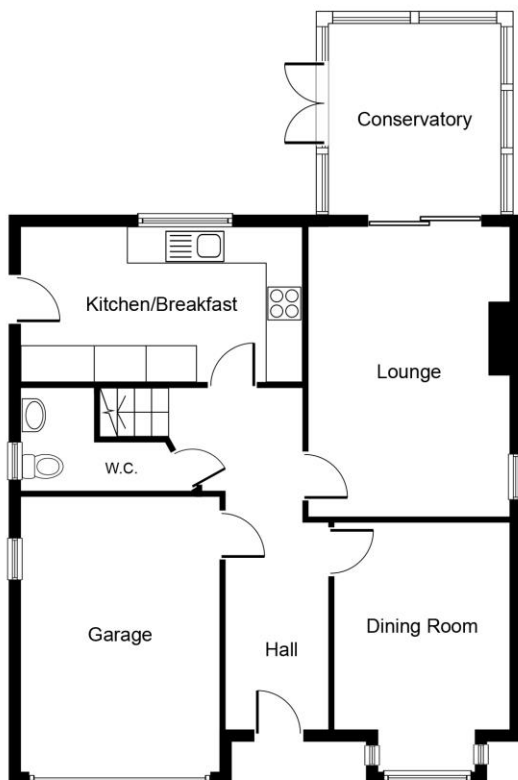
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**SCHOOLS** [www.solihull.gov.uk](http://www.solihull.gov.uk)

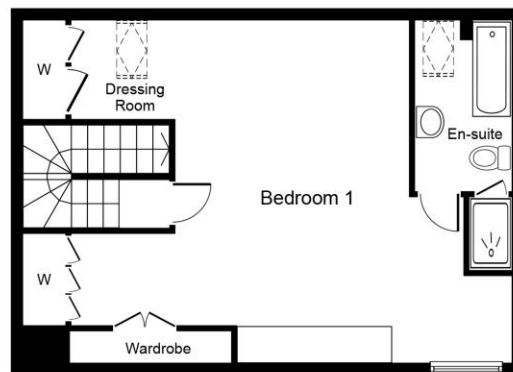
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**LOCAL ENVIRONMENT** [www.maps.environment-agency.gov.uk](http://www.maps.environment-agency.gov.uk)

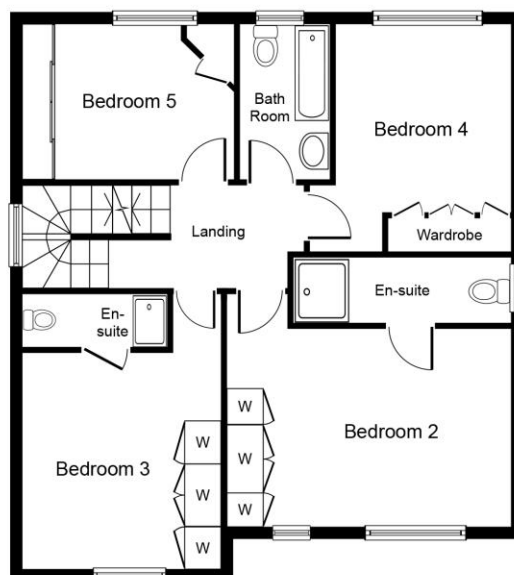




**Ground Floor**



**Second Floor**



**First Floor**

## 126 Kenilworth Road

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

### AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

