



Oakview, Green Lane, Balsall Common CV7 7EJ

£500,000

www.simonburthomes.co.uk

Key Features

Reception Hall / Sitting Room
 Family Room / Re-Fitted Dining Kitchen
 Study / Utility Room / Guest Cloakroom
 Four Bedrooms
 Two En-Suite Shower Rooms / Family Bathroom
 Gas Central Heating / Double Glazing
 Gated Gravelled Driveway
 Southerly Facing Rear Garden
 No Chain

Oakview is an impressive, thoughtfully extended and much improved, four bedroom, traditional, detached family residence, enjoying a quiet yet convenient central village location adjacent to Lavender Hall Park.

Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

Local Authority

Solihull Metropolitan Borough Council

Vendor's Comments

Having moved from busy Solihull Central to rural Fillongley, we thought we would settle here for a fair duration. But as children came on the scene, suddenly schools and local amenities became a priority. Balsall Common was the village of choice due to easy access to motorways, airports, train stations, and of course great schooling. All the main banks, pharmacy, doctors, supermarkets are within walking distance.

We decided on Green Lane as it felt more rural and gave us the privacy we were used to, there is no through traffic and you have access to Lavender Hall Park and Nature reserve, literally 50 metres from your doorstep. And also it is within catchment for Berkswell Church of England Primary School; acknowledged in the Top 10 list of Primary Schools UK wide.

We have enjoyed the village for nearly 3 years, and the only reason we are moving is due to relocation to USA. This is a fantastic village and Green Lane enjoys a central village location whilst being sheltered from traffic.

Ground Floor



First Floor



Viewing Arrangements

Telephone 01564 784040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | 70 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | 66 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



