



Owls Barn, Green Lane, Balsall Common CV7 7EJ £600,000

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Key Features

Lounge / Dining Room / Study
 Fitted Breakfast Kitchen
 Inner Hallway with Spiral Staircase
 Lobby, Guest Cloakroom / Utility
 Four Bedrooms / En-Suite Shower Room
 Family Bathroom
 Gas Central Heating / Double Glazing
 Integral Garage / Foregarden with Gravelled
 Gated Driveway Parking
 Private Lawned Rear Garden
 No Chain

Owls Barn is a truly delightful, four bedroomed, part thatched, detached family cottage residence offering spacious, contemporary, family accommodation, whilst enjoying many original features, all within a short strolling distance of the village centre and Lavender Hall Nature Reserve and Park.

Tenure

We have been advised that the property is FREEHOLD. However the lawned area of the rear garden area is LEASEHOLD with approximately 85.5 years unexpired and subject to an annual ground rent of £133 per annum. You should check this with your legal advisor before exchanging contracts.

Vendor's Comments

We will be very sad to leave Owls Barn after 15 years. We fell in love with the charm of the house the moment we set eyes on it and saw its potential. We have improved Owls Barn over many years and it is fair to say it has been the perfect family home for us. Its location on a peaceful and quiet lane yet right at the heart of the village has been ideal – with excellent state and independent schools, shops and a variety of sports clubs all literally on our doorstep. Our children have really enjoyed the safety of the village and the freedom and independence it has given them whilst growing up here.

However, living only a ten minute walk away from Berkswell train station has given us also the added bonus of easy rail connections to London and uncomplicated access to Birmingham International Airport for business travel. We wouldn't be leaving all this behind if it wasn't for the professional opportunities that have arisen for us elsewhere. We just hope that the next family that comes along will love the friendly atmosphere of Balsall Common and the cosy surroundings of Owls Barn as much as we did.

Local Authority

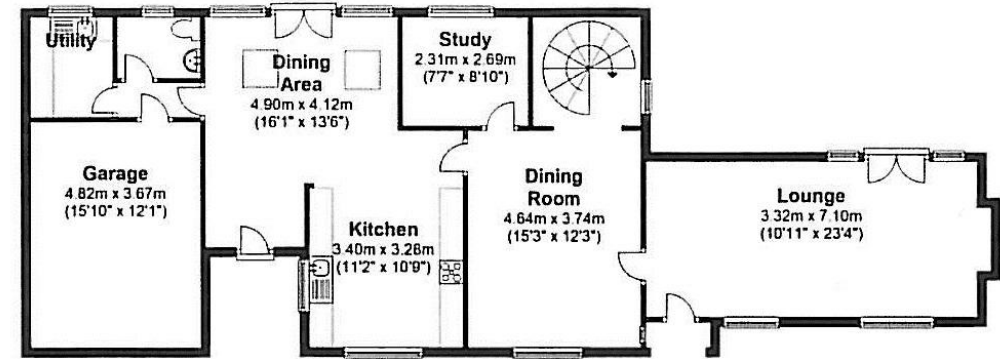
Solihull Metropolitan Borough Council

Viewing Arrangements

Telephone: 01676 534040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

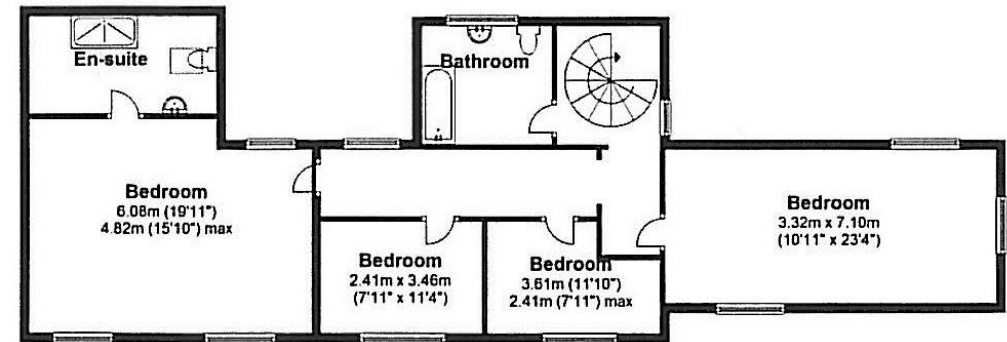
Ground Floor

Approx. 112.1 sq. metres (1206.4 sq. feet)



First Floor

Approx. 103.0 sq. metres (1108.9 sq. feet)



Total area: approx. 215.1 sq. metres (2315.3 sq. feet)

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.

Energy Efficiency Rating

