



Field House, 3 Wellfield Close, Balsall Common CV7 7SZ £575,000

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## Key Features

Entrance Porch / Reception Hall  
 Guest Cloakroom / Lounge  
 Dining Room / Sitting Room  
 Conservatory  
 Extended Fitted Breakfast Kitchen / Utility

Five Bedrooms / Three En-Suite Shower Rooms / Family Bathroom  
 Gas Central Heating / Double Glazing  
 Integral Garage  
 Driveway Parking to the Front and Side  
 Rear Garden  
 Field Views to the Side and Rear

Field House is an impressive, deceptively spacious, five bedroomed, executive, detached corner family home, enjoying an enviable cul-de-sac location with field views to both the side and rear.

## Tenure

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

## Vendor's Comments

We bought the property brand new and chose this particular one because of the size of the plot and the wonderful views over fields to both the side and rear.

We feel that we have created a spacious family living environment and particularly enjoy our living room and conservatory which provide direct access onto the rear garden. We have also extended the kitchen to create a suitable dining area and the property has served us very well over the years.

We hope that the next buyers will be as happy here as we have.

## Local Schools

Balsall Common Infant and Primary School  
 Heart of England School

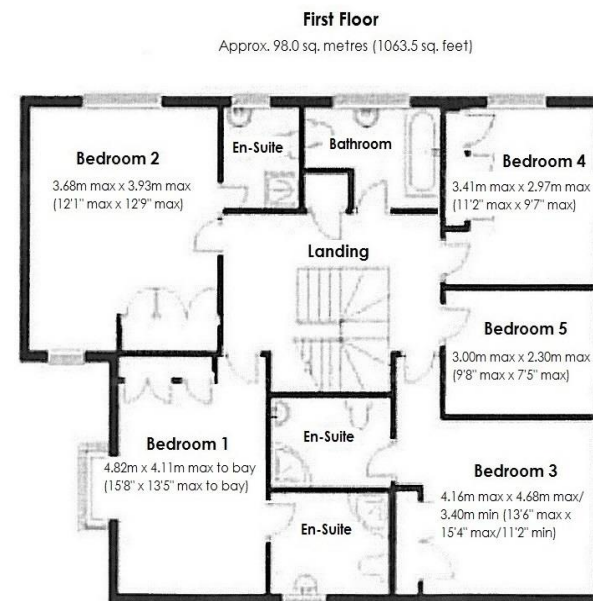
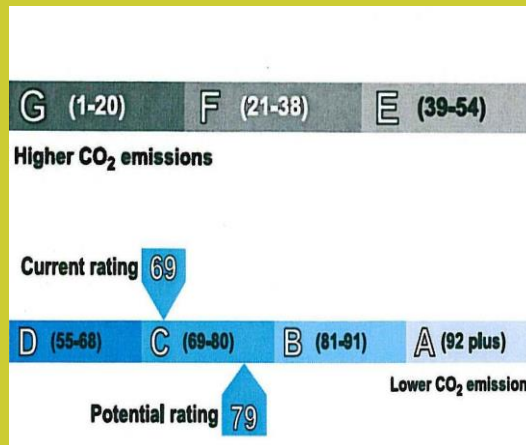
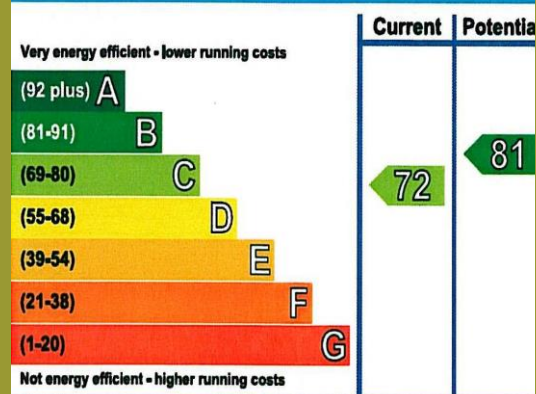
## Local Authority

Solihull Metropolitan Borough Council

## Viewing Arrangements

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

## Energy Efficiency Rating



Total area: Approx 247.2 sq. metres (2660.6 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.







