



61 Riddings Hill, Balsall Common CV7 7RA

£385,000

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## Key Features

Canopy Porch / Reception Hall  
 Guest Cloakroom  
 Lounge / Dining Room  
 Conservatory with Underfloor Heating  
 Breakfast Kitchen / Utility  
 Four Bedrooms  
 En-Suite Shower Room / Family Bathroom  
 Gas Central Heating / Double Glazing  
 Integral Garage  
 Driveway Parking for Several Vehicles  
 Landscaped Rear Garden / No Chain

61 Riddings Hill is an attractive, modern, executive, four bedroomed, detached family residence, enviably situated in a quiet cul-de-sac location adjacent to the parkland and nature reserve and within a three minute stroll of the village centre.

## Tenure

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

## Vendors Comments

When we first saw this beautiful home we just loved it. We felt it had everything we required, large enough rooms, a conservatory, utility, a super large bedroom with en-suite, a room for my daughter, one for a study and a room for my needs with a fitted wardrobe.

It has a bonus of no through traffic plus a south facing garden. The park is nearby and the village shops are a three minute walk away.

## Viewing

By Appointment Only

## Local Schools

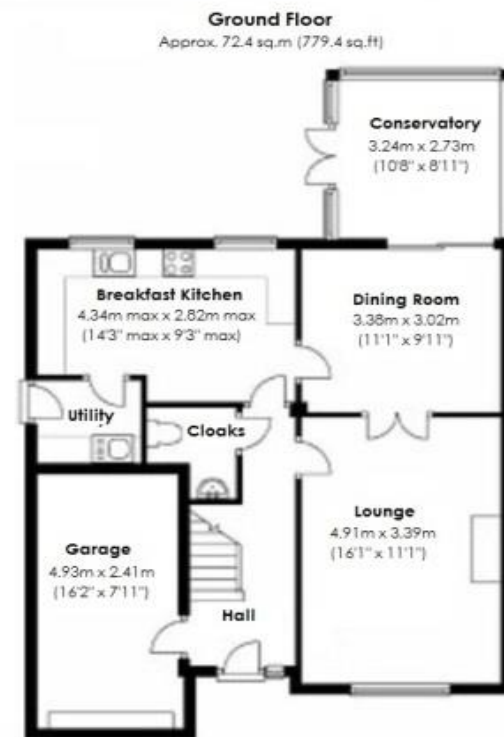
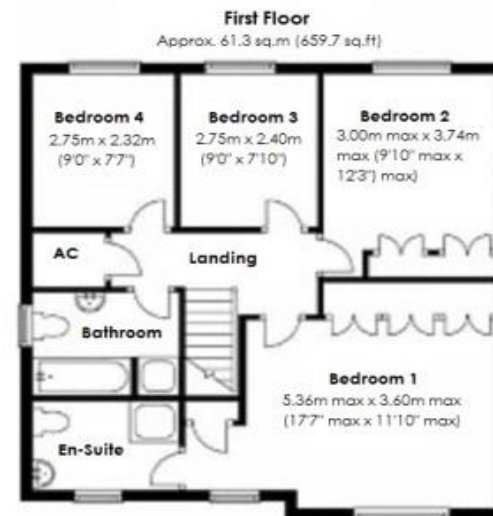
Balsall Common Primary School  
 Heart of England School

## Local Authority

Solihull Metropolitan Borough Council

## Viewing Arrangements

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



Total area approx. 133.7 sq.m (1439.0 sq.ft)

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.

