



10 Brickyard Close, Balsall Common, Coventry CV7 7EN £460,000

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Key Features

Canopy Porch / Reception Hall
Living Room / Dining Room
Conservatory

Fitted Breakfast Kitchen / Utility
Galleried Landing / Four Bedrooms

Two En-Suite Shower Rooms

Family Bathroom

Gas Central Heating / Double Glazing

Detached Double Garage

Established Landscaped Gardens

Ample parking at the rear of the property
for at least three cars

No Chain

10 Brickyard Close is a most tastefully presented, four bedroomed, executive, detached family residence, built by Messrs Charles Church, conveniently situated within easy strolling distance of Balsall Common village centre and all local amenities.

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 moved into this Charles Church show house almost 11 years ago and have since transformed it into a warm and happy family home, whilst maintaining the aspects of a quality build.

Our house is situated in the catchment area for Berkswell and Balsall Common schools, both of which are rated outstanding by Ofsted.

The surrounding area is quiet and peaceful with some great amenities within walking distance. Across the road there are horses grazing in wide rolling green fields.

We spend a lot of time in our kitchen/family area and in summer we have really enjoyed entertaining friends on the decked area at the bottom of our garden which provides great sun and privacy all day which is perfect for barbeques/dining day or night.

Local Authority

Solihull Metropolitan Borough Council

Viewing Arrangements

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

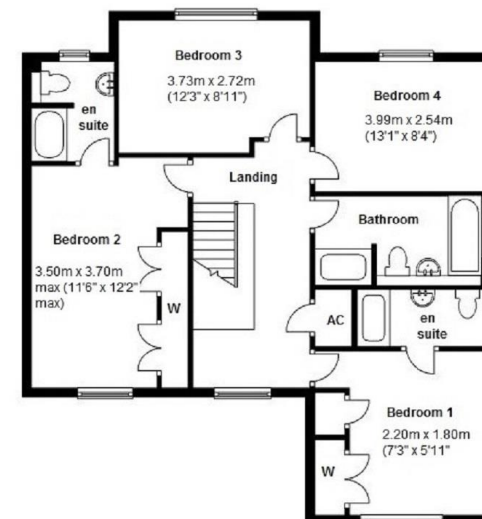
Ground Floor

Approx. 89.8 sq.metres (966.8 sq.feet)



First Floor

Approx. 81.5 sq.metres (877.7 sq.feet)



Total Area: Approx. 171.4 sq.metres(1844.4 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.

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