



Wisteria Cottage, Fernhill Road, Balsall Common, CV7 7AN
£580,000

Overview

Wisteria Cottage is a delightful, Grade 2 Listed, 3 bedroom, detached, family cottage residence, enjoying many original character features, being set on an impressive, established, corner plot on the edge of this popular commuters' village and benefiting from no chain.

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 Borough Council

Key features

- Grade 2 listed
- Reception/dining hall
- Guest cloakroom with separate WC
- Inner hallway with staircase
- Fitted breakfast kitchen
- Living room
- Sitting room with inglenook fireplace and 2nd staircase
- 2 separate first floor landings
- 3 bedrooms
- Shower room
- Bathroom
- Gas central heating
- Double glazed
- Detached double garage & store
- Conservatory (arched to garage)
- Gated driveway parking
- Established front and rear gardens
- Freehold
- Corner plot
- No chain

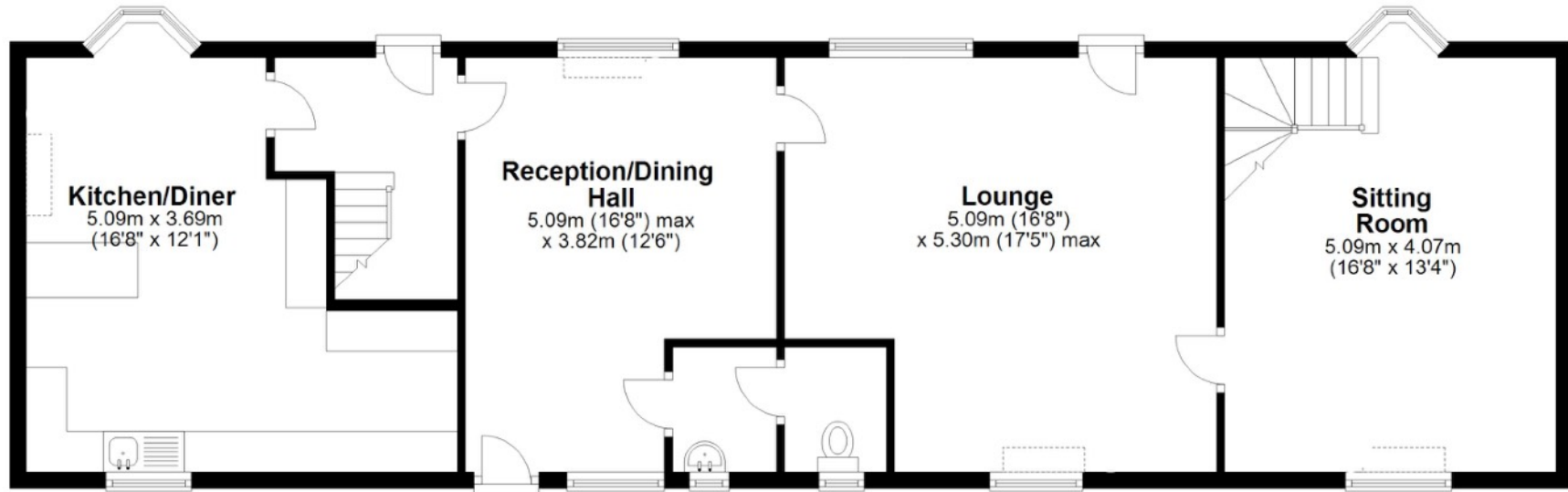
Vendor Comments

We have enjoyed living here for the past 10 years and making it into our family home. Tucked away in a quiet cul-de-sac location and being situated on a corner plot has meant that there has always been plenty of outdoor space for our two young boys to play, away from busy roads and passing traffic. The back garden gets the sun for most of the day and has been a real asset to our home.

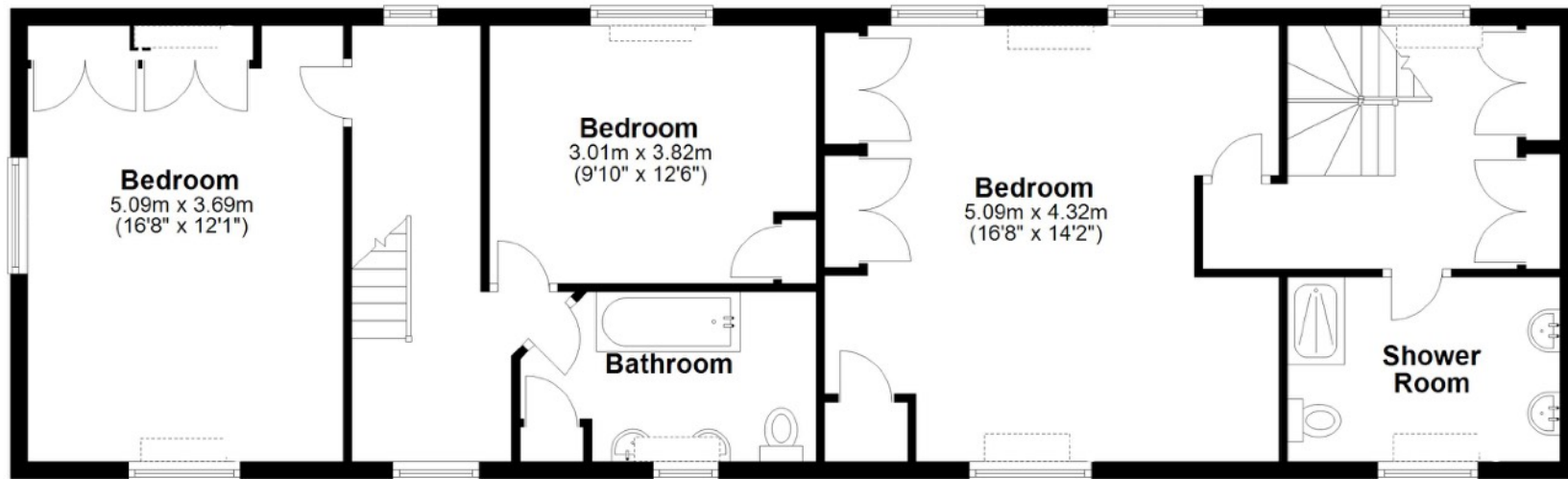
The accommodation and layout of the house is so flexible and we have been able to utilise rooms differently over the years to suit our changing family needs. Being within easy walking distance of schools, shops and local restaurants has been a real bonus and it is with sadness that we're now looking to leave. This has been a very happy family home - one we hope will now be enjoyed by someone else.



Ground Floor

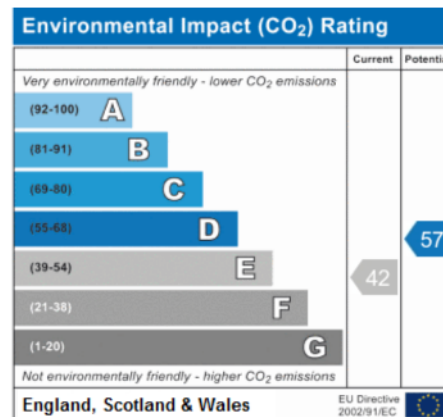
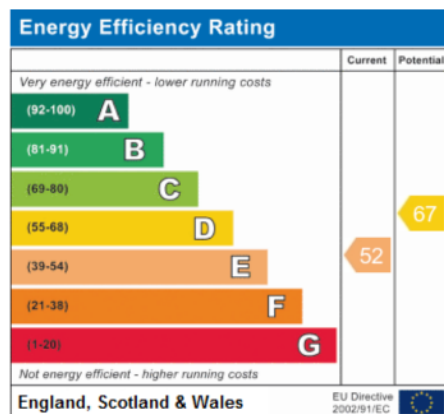


First Floor









Viewing Arrangements

Simon Burt The Estate Agent

0121 705 4040



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.