



304 Kenilworth Road, Balsall Common CV7 7ER £475,000

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Key Features

Entrance Porch / Reception Hall
 Guest Cloakroom / Study
 Through Lounge / Conservatory
 Fitted Dining Kitchen / Utility
 Five Bedrooms / En-Suite Shower Room
 Family Bathroom
 Gas Central Heating / Double Glazing
 Integral Garage
 Foregarden offering Driveway Parking
 Substantial Established Rear Garden
 No Chain

304 Kenilworth Road is a spacious, three-storey, five bedroom, detached family residence, offering contemporary family accommodation and being conveniently situated within a short strolling distance 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.

Local Authority

Solihull Metropolitan Borough Council

Vendor's Comments

304 Kenilworth Road has been a lovely family home for the last seven years.

The house is deceptively spacious and the rooms bright and well proportioned. Friends have frequently commented on the warm and welcoming feel.

The south westerly facing garden is both private and a good size and the property location is convenient for commuting and for its close proximity to local amenities.

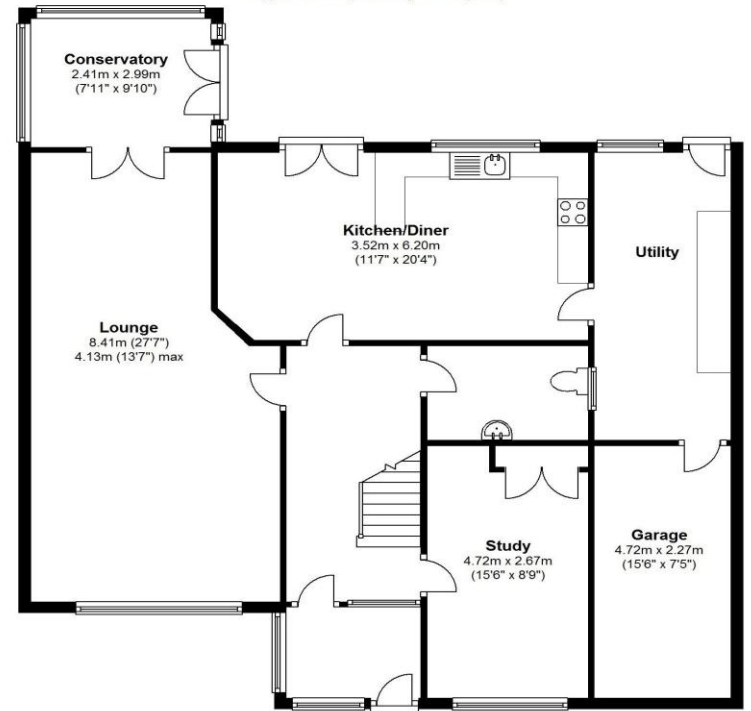
Balsall Common's main park Lavender Hall is just opposite via a cut through. There is another park, just a stone's throw behind which leads straight into the beautiful fields and public footpaths - great for countryside walks.

We have also enjoyed having kind and friendly neighbours on each side. Our move is to be closer to our children's school in Solihull - it will be sad to leave but hopefully the next occupants will enjoy living here as much as we have.

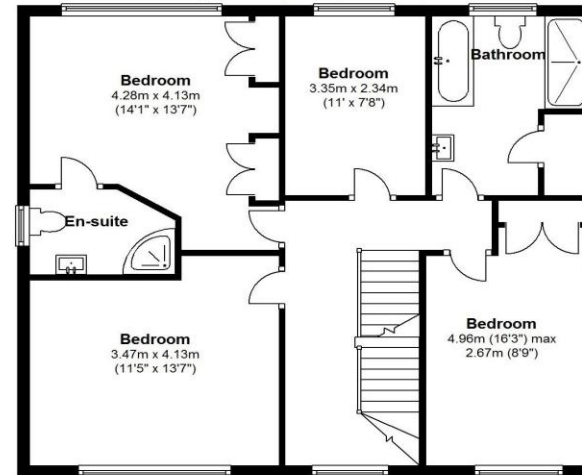
Viewing Arrangements

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

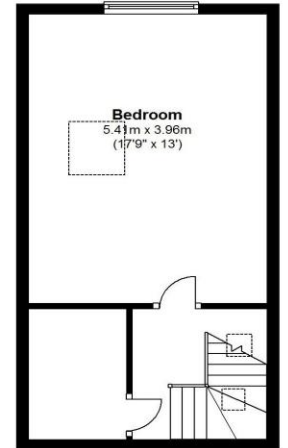
Ground Floor
 Approx. 119.3 sq. metres (1284.3 sq. feet)



First Floor
 Approx. 79.5 sq. metres (855.4 sq. feet)



Second Floor
 Approx. 31.5 sq. metres (339.1 sq. feet)



Total area: approx. 230.3 sq. metres (2478.8 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

