



19 Whitehead Grove, Balsall Common CV7 7US

£385,000

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Key Features

Canopy Porch / Reception Hall
Guest Cloakroom / Lounge
Dining Room / Study
Breakfast Kitchen / Utility
Four Bedrooms / En-Suite Shower Room
Family Bathroom
Gas Central Heating / Double Glazing
Detached Double Garage with
Driveway Parking
Established Rear Garden

19 Whitehead Grove is an attractive, well proportioned, four bedroom, executive, detached family residence, conveniently situated at the foot of a quiet cul-de-sac within this highly regarded residential development.

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

We've resided happily in Balsall Common for 26 years, the last 14 of those in this house, which was newly built when we moved in. Our children were 11 and 7 years old when we moved here, so this is effectively where they grew up. Having finished university, they have both now settled in London to pursue their respective careers.

This has proved to be an ideal family home, spacious enough to accommodate a growing family and having excellent storage throughout. Regardless of how anyone interprets the EPC, we have always found the house to be warm in winter and cool in summer.

Balsall Common is a superb area for families, with its excellent schools, sports/social amenities and its proximity to transport links.

We have always liked the fact that this house is located sufficiently away from the village centre itself to offer peace and quiet, but is only a few minutes walk from shops etc. Berkswell railway station is only about 15 minutes walk from the house.

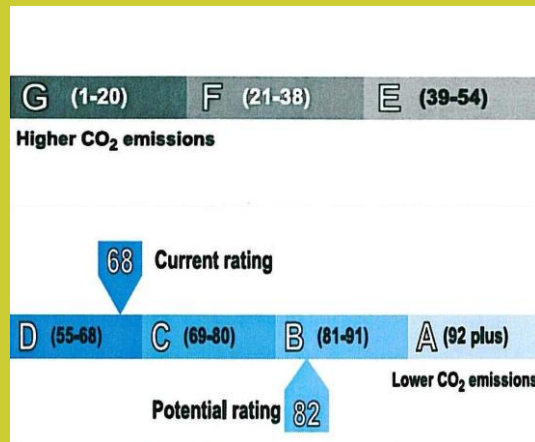
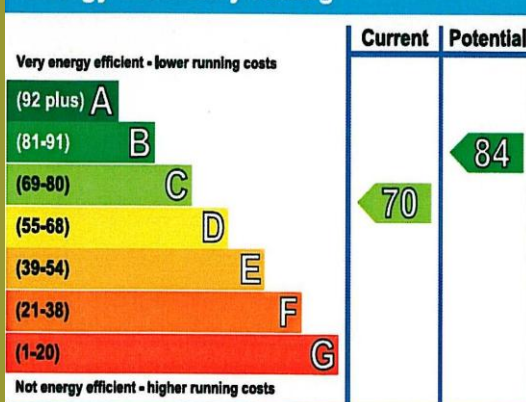
Local Schools

Balsall Common Infant & Primary School
Heart of England School

Viewing Arrangements

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

Energy Efficiency Rating



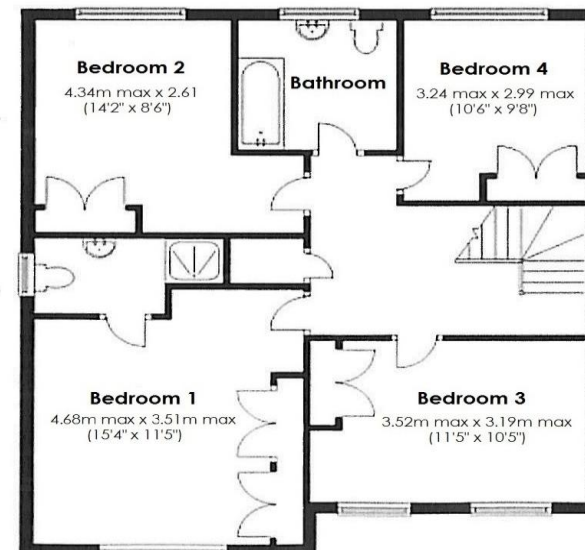
Ground Floor

Approx. 80.8 sq. metres (869.4 sq. feet)



First Floor

Approx. 77.3 sq. metres (832.5 sq. feet)



Total area: approx 158.1 sa. metres (1701.9 sa. 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.



