



The Oaks, 716A Kenilworth Road, Balsall Common CV7 7HD    £625,000

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## Key Features

Entrance Porch / Reception Hall  
 Guest Cloakroom / Inner Hallway  
 Lounge / Magnificent Dining Kitchen  
 Conservatory / Study / Utility  
 Four Double Bedrooms  
 Re-Fitted En-Suite Shower Room  
 Re-Fitted Family Bathroom  
 Gas Central Heating / Double Glazing  
 Double Garage / Delightful Rural Views  
 Driveway Parking for Several Vehicles  
 No Chain

The Oaks is a unique, truly impressive, four double bedrooomed, spacious, detached family home, enviably situated on the edge of the village and enjoying superb rural views over open countryside to the rear.

## Tenure

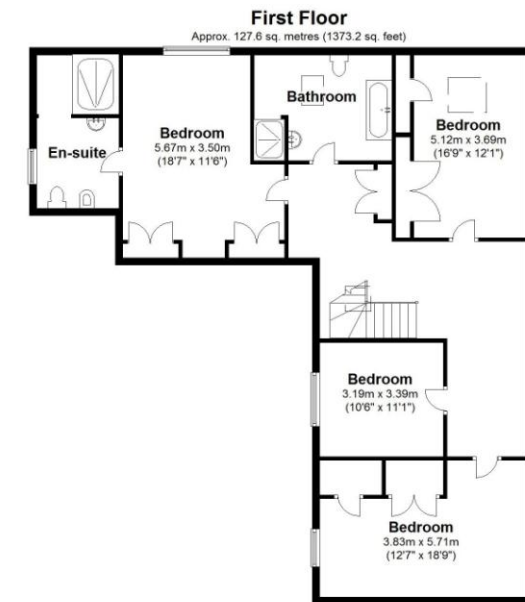
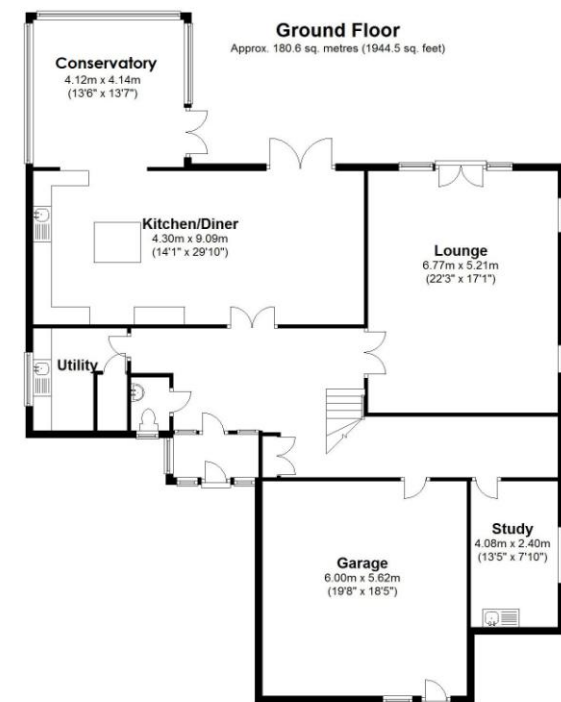
We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Vendor's Comments

We have lived in our home for over sixteen years having been the original owners after the property was developed as a "one off" build. It has been absolutely wonderful for us as a family with two growing children having plenty of room to find their own space and give us some peace when needed! Several things have made our home so special to us: the large sunny kitchen and family room which we spend the vast majority of our time in; the privacy of being situated down a private drive, backing onto green belt land and feeling we are in the countryside, with wild deer, foxes and pheasants frequently seen and horses grazing right up to our garden fence, yet still being so close to all of the village amenities. But above all we just like the feeling of space and privacy that we find here and we love the way you can "break out" into different areas of the house. From the fields behind our home you can access a wide variety of footpaths with a favourite longer walk with our dog across paths and fields to the pub in Barston village!

## Viewing Arrangements

Telephone 01564 784040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



Total area: approx. 308.2 sq. metres (3317.7 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

