



7 Birch Grove, Balsall Common CV7 7RS

£485,000

www.simonburthomes.co.uk

Key Features

Impressive Reception Hall
 Guest Cloakroom / Lounge
 Dining Room / Study
 Fitted Breakfast Kitchen / Utility
 Conservatory
 Featured Galleried Landing
 Five Bedrooms
 Two Re-Fitted En-Suites
 Re-Fitted Family Bathroom
 Gas Central Heating / Double Glazing
 Garage / Foregarden with Driveway
 Parking / Private Rear Garden Backing
 onto Parkland / No Chain

Vendor's Comments

Balsall Common has been our home for the last three years and we have really enjoyed our time here. It is a delightful village offering a wealth of local amenities including schools, shops and plenty of recreational areas.

In addition to this, we are lucky enough to have a large private garden which is not overlooked and we have our own direct access to Lavender Hall Park and Nature Reserve. This is a fantastic amenity on our doorstep and our daughter has been enjoyed many trips to the playground there.

We were attracted to this house because of its ideal location and its bright, airy and modern feel. It is extremely spacious, well laid out and proportioned. We have recently upgraded all the bathrooms providing the new lucky owner with little to do other than enjoy living here!

We will miss our kind and friendly neighbours and our daughter will really miss the close friends she has made while living here. We hope the new owner will be as happy living here as we have been.

Tenure

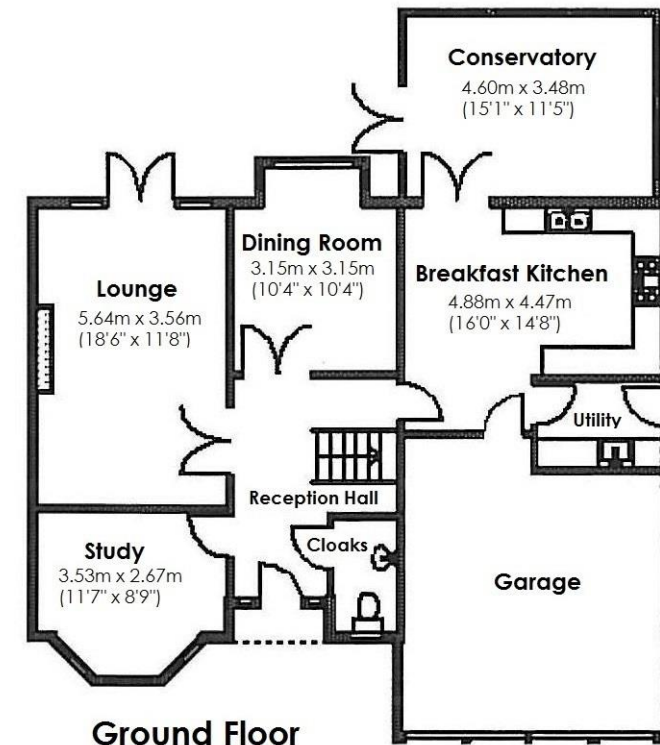
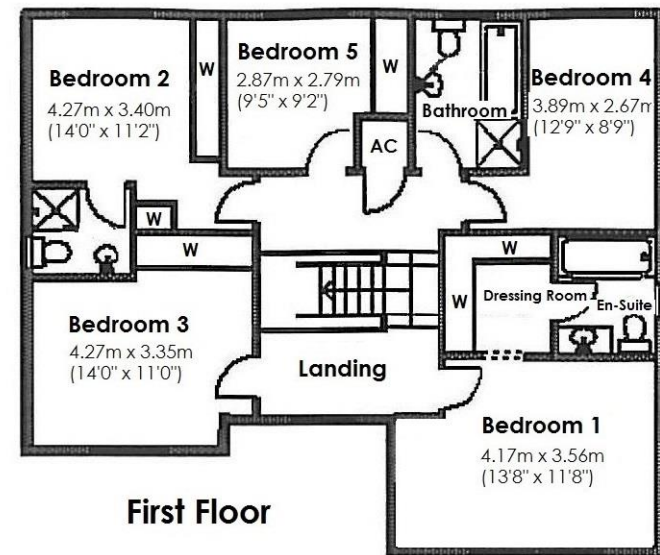
We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

Viewing Arrangements

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	72
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	67
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



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.



