



3 Saracen Drive, Balsall Common CV7 7UA

£399,950

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## Key Features

Recessed Porch / Reception Hall  
 Guest Cloakroom / Lounge  
 Dining Room / Fitted Dining Kitchen  
 Utility Room / Four Bedrooms  
 Re-fitted En-suite Bathroom  
 Family Bathroom  
 Gas Central Heating / Double Glazing  
 Integral Garage Incorporating Internal Room  
 Block Paved Driveway  
 Landscaped Rear Garden  
 No Chain

A spacious, modern, executive detached family home, benefiting from gas central heating and double glazing, enjoying a corner plot at the entrance of this small exclusive semi rural development

## 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

3 Saracen Drive has been home for us and our three children for the past five years. We have been very happy here as it has been the ideal location for us, situated in a semi rural setting between Balsall Common and Knowle. At the end of the cul de sac there is a pathway which instantly leads to country lanes and public footpaths through beautiful fields. It is also close to the centre of Balsall Common which has a good selection of local shops. Our two eldest children have attended the wonderful local primary school and our daughter has recently moved to the local secondary school, which is a convenient walk away. We couldn't have asked for a better place to live and we have had to search for a very long time to find somewhere else as idyllic as this spacious family home.

## Local Schools

Balsall Common Primary School  
 Lady Katherine Leveson CE Primary School  
 Heart of England School

## Local Authority

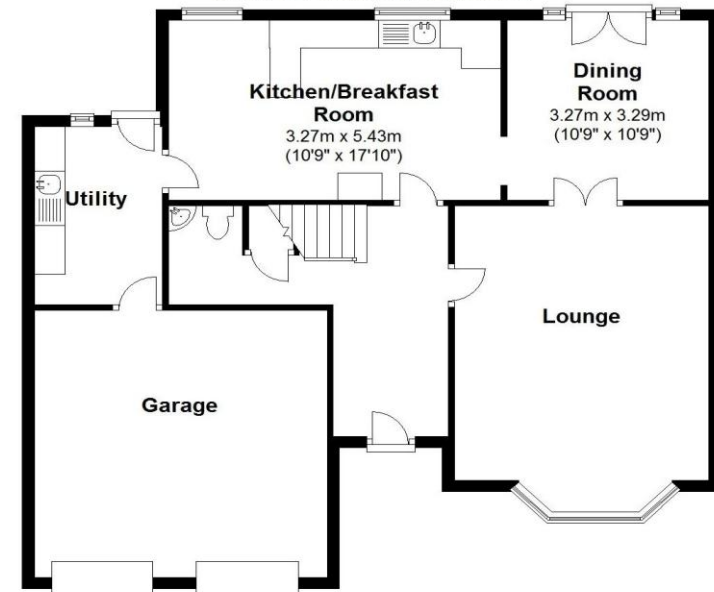
Solihull Metropolitan Borough Council

## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

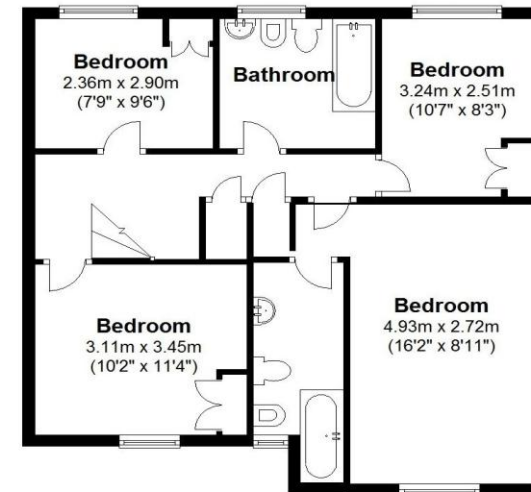
### Ground Floor

Approx. 95.7 sq. metres (1030.0 sq. feet)



### First Floor

Approx. 63.3 sq. metres (681.8 sq. feet)



Total area: approx. 159.0 sq. metres (1711.9 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

