



82 Balsall Street East, Balsall Common CV7 7FT £430,000

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Key Features

Entrance Porch / Reception Hall
 Guest Shower Room
 'L' Shaped Lounge/Dining Room
 Breakfast Kitchen / Utility / Garden Room
 Four Bedroom / Family Bathroom
 Gas Central Heating
 Majority Double Glazing
 Double Garage
 Foregarden with Driveway Parking
 Large South Facing Rear Garden

82 Balsall Street East is a well proportioned, modern style, link-detached family home, enjoying a superb convenient location and a delightful large established south facing rear garden with further views over rural Warwickshire.

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

This has been my family home since 1970. I love its open aspect, country views and in particular my secluded rear garden – good for games of football with the children and now croquet with me in my old age! It is south facing so you get plenty of sun in the lounge, the breakfast kitchen and the garden room. I have had parties here for 30+ - there is plenty of room, good parking with approach via a slip road. We are close to wonderful schools which have served the children very well.

Local Schools

Balsall Common Primary School
 Heart of England School

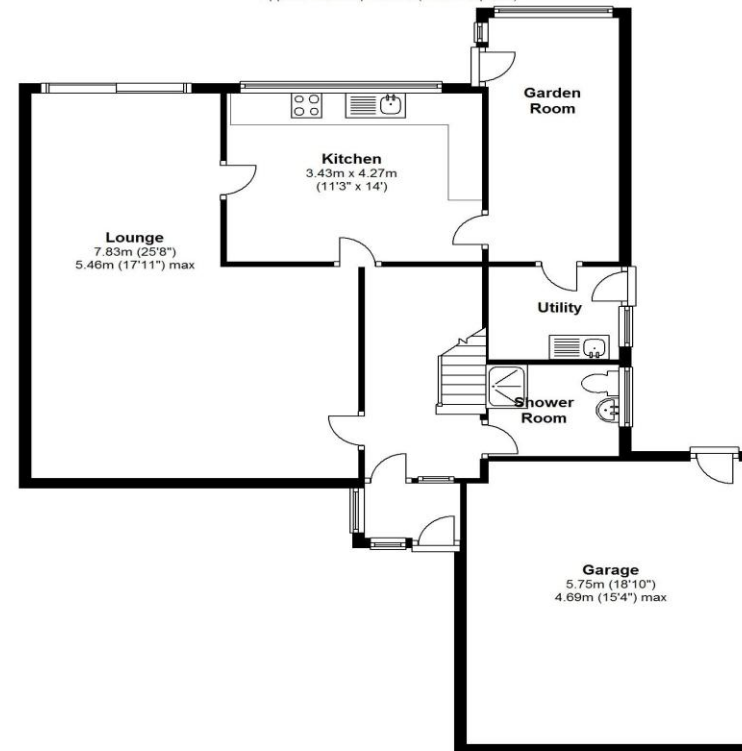
Local Authority

Solihull Metropolitan Borough Council

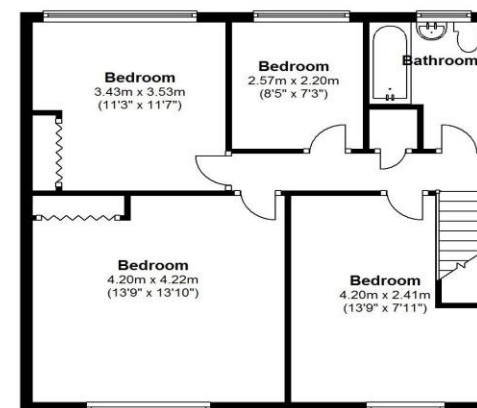
Viewing Arrangements

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

Ground Floor
 Approx. 108.3 sq. metres (1166.2 sq. feet)



First Floor
 Approx. 59.9 sq. metres (644.5 sq. feet)



Total area: approx. 168.2 sq. metres (1810.7 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

