



67 Kemps Green Road, Balsall Common CV7 7QF £355,000
www.simonburthomes.co.uk

Key Features

Canopy Porch
 Reception Hall
 Lounge
 Fitted Dining Kitchen
 Spacious Conservatory
 Three Bedrooms
 Bathroom
 Gas Central Heating
 Double Glazing
 Side Garage
 Foregarden with Driveway Parking
 Delightful Rear Garden

67 Kemps Green Road is a tastefully presented, modern style, three bedroomed, detached family home, set in the heart of this popular residential 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

We have lived in this house in Balsall Common for the last 15 years. We decided to move out of Solihull and move to a more rural location, this was one of the best decisions we have ever made.

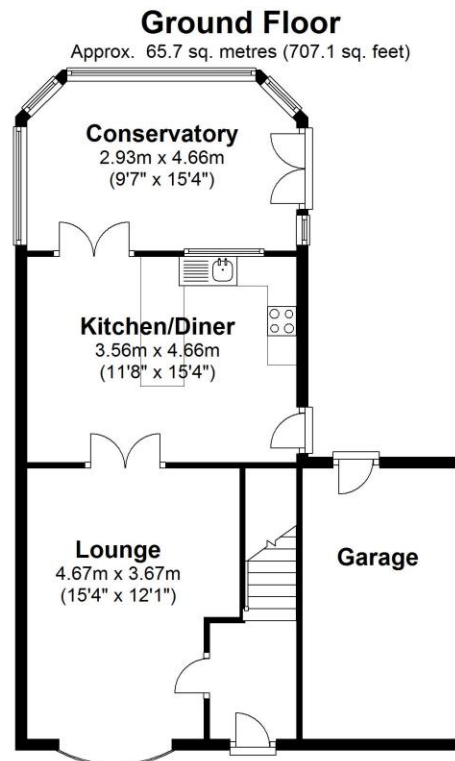
We have all the amenities we require within walking distance in the village and the people are very friendly and always say "good morning" when I walk up to get the papers.

We both love nothing more than sitting out on the patio in the summer with a glass or two just looking at the garden and chatting knowing we are not overlooked is a great bonus.

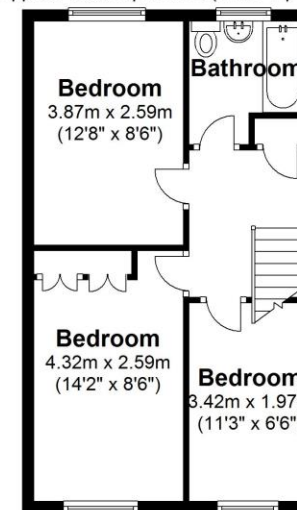
Will be very sorry to leave but times change and are looking forward to our next property hopefully within the village which we love.

Viewing Arrangements

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



First Floor
 Approx. 38.6 sq. metres (415.6 sq. feet)



Total area: approx. 104.3 sq. metres (1122.8 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

