



1 Grange Road, Balsall Common, Coventry CV7 7AD

£330,000

www.simonburthomes.co.uk

Key Features

Reception Hall / Lounge
 Inner Hallway / Dining Room
 Conservatory / Re-Fitted Kitchen
 Utility / Guest Cloakroom
 Three Bedrooms
 Re-Fitted En-Suite Shower Room
 Re-Fitted Family Bathroom
 Gas Central Heating / Double Glazing
 Driveway Parking for Three Vehicles Garage
 Store
 Delightful Rear Garden
 No Chain

Vendor's Comments

This house has been a wonderful family home for us. Its quiet situation right by open fields has been brilliant for our 9 year old son, offering a wonderful play area for him as well as fantastic family walks.

From such an unassuming frontage, the house is full of surprises; unexpected storage and fabulous light and spacious rooms. We converted the garage into a utility room and downstairs wc, whilst keeping the front part of the garage as a useful storage for bikes, lawnmower and garden tools.

It has been a very happy home and one we hope will go on to be for another family.

Tenure

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

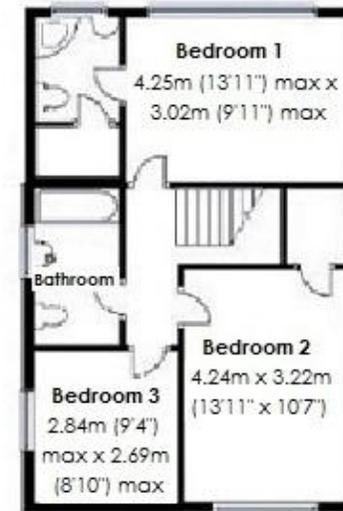
Local Authority

Solihull Metropolitan Borough Council

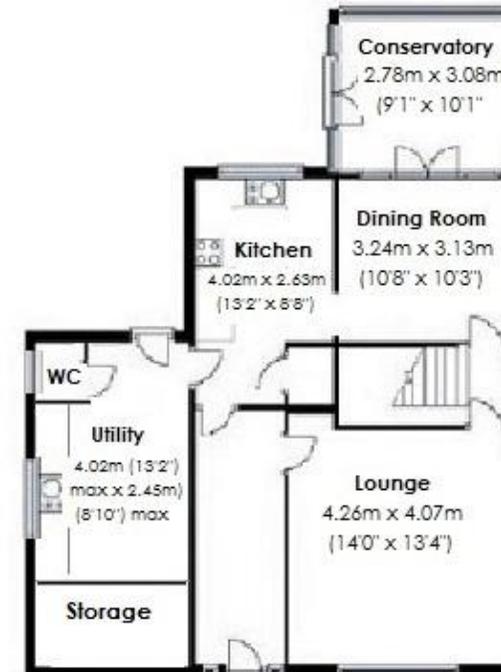
Viewing Arrangements

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

First Floor



Ground Floor



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

