



8 Asbury Road, Balsall Common CV7 7QN

www.simonburthomes.co.uk

£440,000

Key Features

Canopy Porch / Reception Hall
Guest Cloakroom / Lounge
Dining Room / Study / Conservatory
Re-Fitted Breakfast Kitchen
Four Bedrooms / Re-Fitted En-Suite
Re-Fitted Family Bathroom
Gas Central Heating / Double Glazing
Detached Double Garage
Substantial Established Rear Garden

8 Asbury Road is a handsome, beautifully presented, executive detached family home, conveniently situated in this highly regarded residential area within a very short walking distance of Balsall Common Primary School and enjoying what is arguably the largest plot on this highly regarded 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

8 Asbury Road has been our home for 17 years and we could not wish for a better location. We have always loved the south facing garden which is not overlooked and easy to maintain. The area is ideal for commuting on all motorways, and close for all public transport.

Balsall Common has the best of both worlds, beautiful countryside and in very close proximity to many shopping centres.

We now would like to downside and it will be quite a challenge to find a property we have loved as much as Asbury Road.

Local Schools

Balsall Common Primary School
Heart of England School

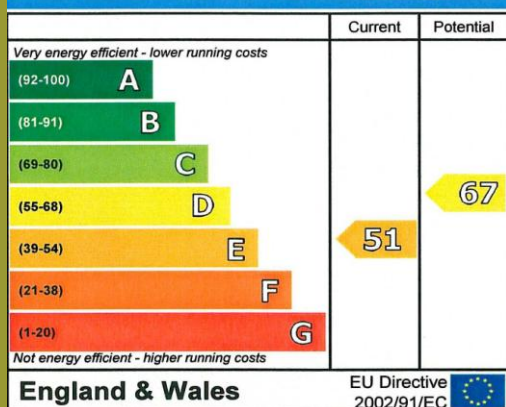
Local Authority

Solihull Metropolitan Borough Council

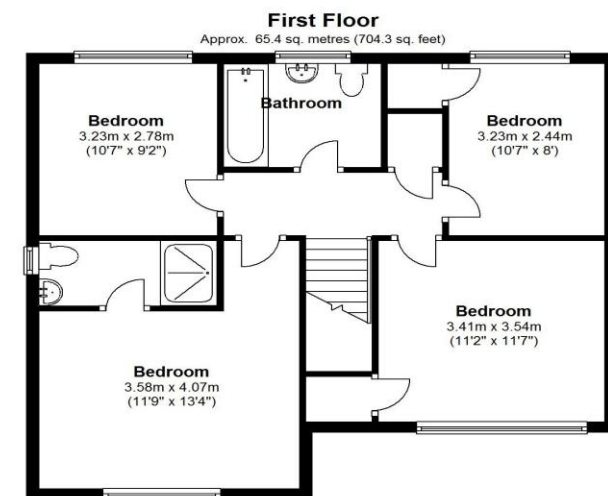
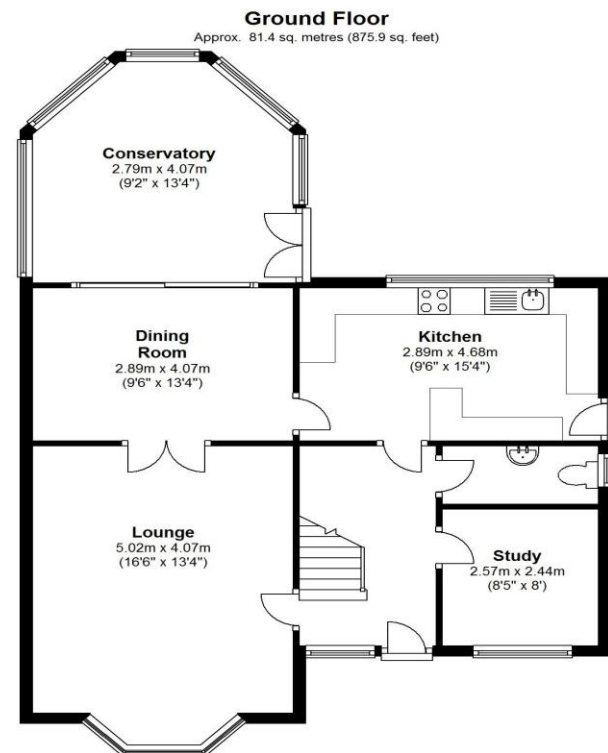
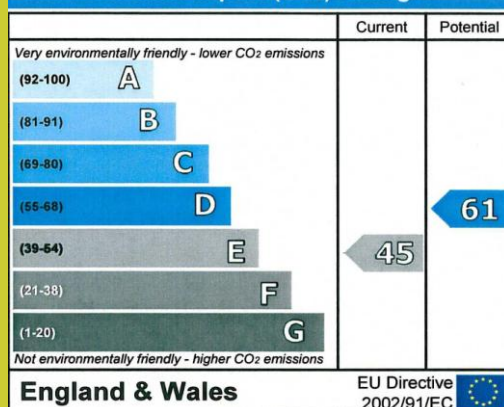
Viewing Arrangements

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

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Total area: approx. 146.8 sq. metres (1580.2 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.



