



The Nursery, Windmill Lane, Balsall Common, Coventry CV7 7GY £800,000

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

## Key Features

Reception Hall  
 Living Room  
 Sitting Room  
 Magnificent Fitted Dining Kitchen  
 Utility Room  
 Guest Cloakroom  
 Four Double Bedrooms  
 Two En-Suites  
 Family Bathroom  
 Balcony  
 Gas Central Heating  
 Double Glazing  
 Gated Driveway Parking for Multiple Vehicles  
 Detached Double Garage  
 Substantial Rear Garden  
 No Chain

The Nursery is a handsome, recently built, four double bedrooomed, detached family residence, enjoying a delightful convenient semi-rural situation on the edge of Balsall Common village.

## Vendor's Comments

We originally purchased a property that stood on this plot and demolished it as we wanted to build our dream family home.

We utilised the services of the best local craftsmen and asked them to create a bespoke home for us which we feel they have achieved.

We hope that the new owners will appreciate it as much as we do and will be as happy here as we have been.

## Tenure

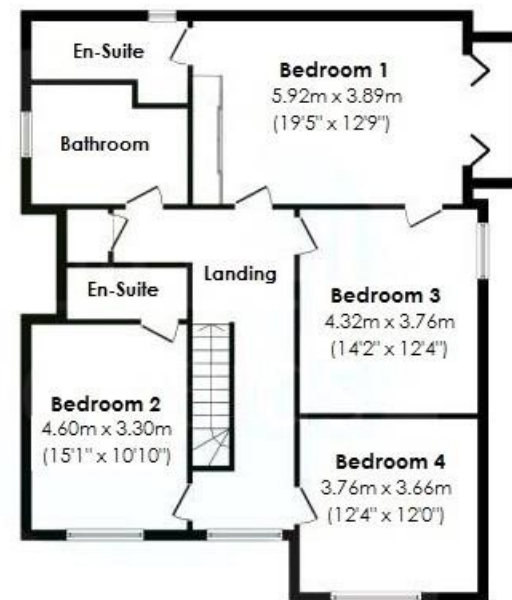
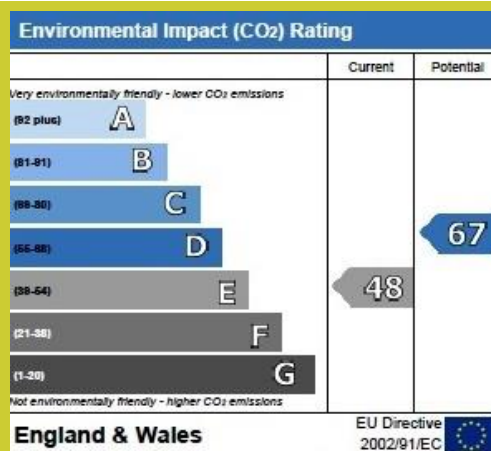
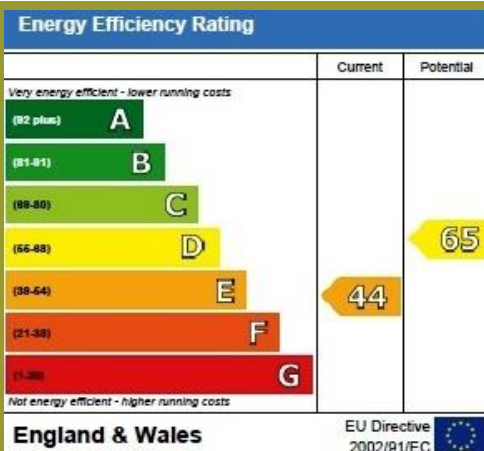
We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Local Authority

Solihull Metropolitan Borough Council

## Viewing Arrangements

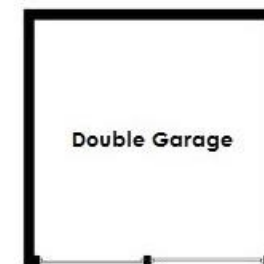
Telephone: 01676 534040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



FIRST FLOOR



GROUND FLOOR



DOUBLE GARAGE

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.





