



82 Kelsey Lane, Balsall Common CV7 7GT

£350,000

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Key Features

Substantial Detached Dormer Residence requiring refurbishment/modernisation

- Entrance Porch / Reception Hall
- Guest Shower Room and Separate WC
- Living Room
- Dining Kitchen / Utility Area
- Garden Room / Gardeners' WC
- Five Bedrooms / Family Bathroom
- Walk-in Loft Void
- Gas Central Heating
- Garage / In-and-Out Driveway
- Rear Garden / No Chain

82 Kelsey Lane is a substantial, detached, five bedroom, family dormer residence, set behind an in-and-out driveway in this highly regarded residential area. The property requires comprehensive refurbishment and modernisation but has enormous potential to make a fine family home.

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

My husband and I purchased 82 Kelsey Lane with a view to renovate the property. We immediately saw its enormous potential for one day being an amazing, spacious family home in a highly sought after location within Balsall Common Village.

It is, therefore, with much regret that we now decided to sell the property due to a change in our immediate priorities, although we are certain that some lucky buyer will feel exactly the same way about

Local Schools

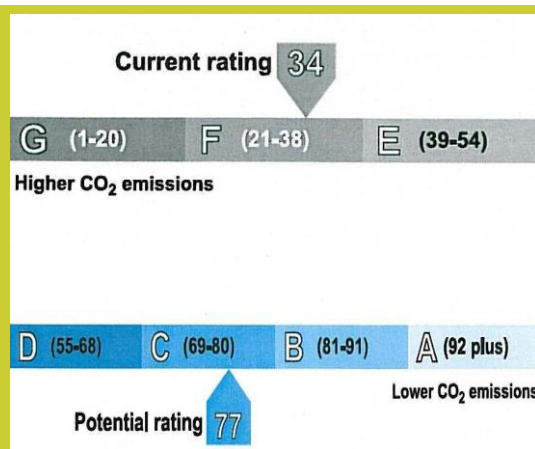
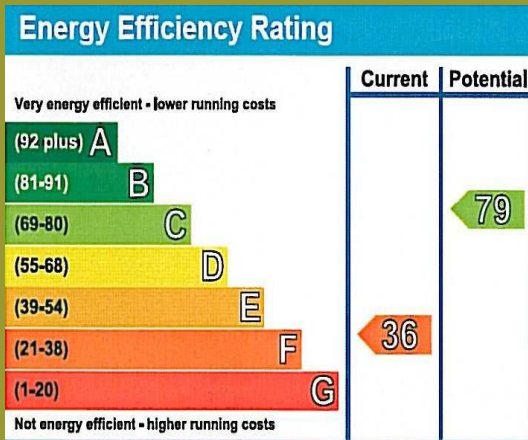
Balsall Common Primary School
Heart of England School

Local Authority

Solihull Metropolitan Borough Council

Viewing Arrangements

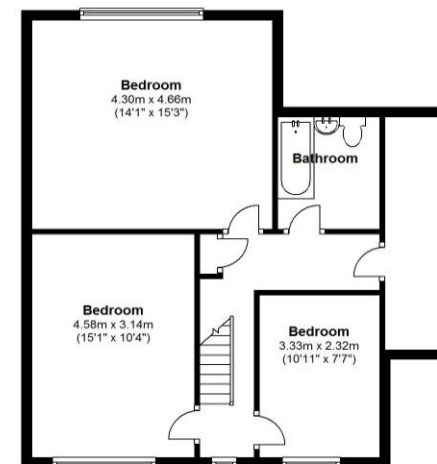
Telephone: 01676 534040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



Ground Floor
Approx. 135.4 sq. metres (1457.6 sq. feet)



First Floor
Approx. 62.2 sq. metres (670.0 sq. feet)



Total area: approx. 197.7 sq. metres (2127.5 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.

