



6 Dale Meadow Close, Balsall Common CV7 7QB £325,000

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## Key Features

Entrance Porch / Reception Hall  
 Guest Cloakroom / Lounge / Dining Room  
 Conservatory / Dining Kitchen  
 Four Bedrooms / En-Suite Shower Room  
 Family Bathroom  
 Gas Central Heating / Double Glazing  
 Integral Garage  
 Deep Foregarden  
 Driveway Parking for Several Vehicles  
 Established Rear Garden

6 Dale Meadow Close is a well proportioned, modern style, four bedroom, detached family home, enjoying a pleasant convenient cul-de-sac location in this highly regarded residential development within short strolling distance of the village centre.

## 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

I moved here with my teenage children 22 years ago. It has always been a very happy home with easy walking distance to the local shops, restaurants and pubs.

There is a wonderful community spirit in the road across all age groups. I am now only moving in order to downsize to a smaller property in retirement.

## Local Schools

Balsall Common Primary School  
 Heart of England School

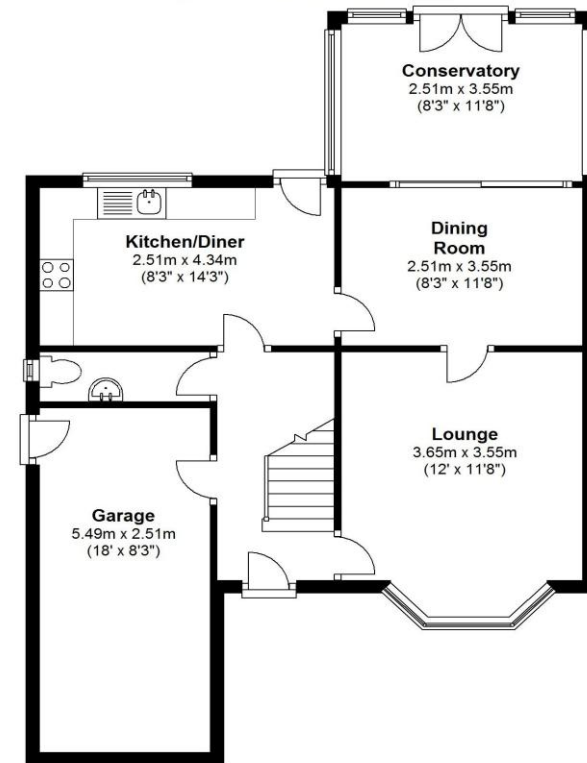
## Local Authority

Solihull Metropolitan Borough Council

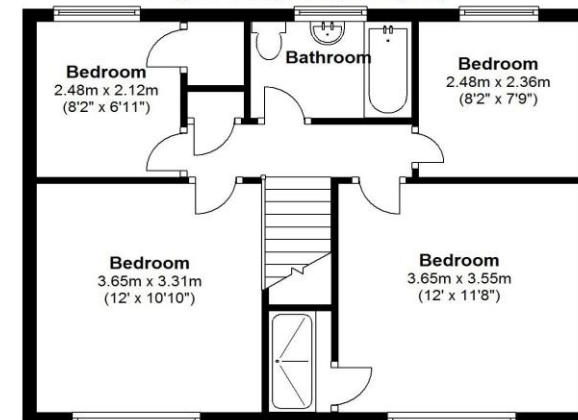
## Viewing Arrangements

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

**Ground Floor**  
 Approx. 66.4 sq. metres (715.0 sq. feet)



**First Floor**  
 Approx. 49.6 sq. metres (534.3 sq. feet)



Total area: approx. 116.1 sq. metres (1249.3 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

