



16 Stoneton Crescent, Balsall Common CV7 7QG £335,000

www.simonburthomes.co.uk

Key Features

Entrance Porch / Reception Hall
Guest Cloakroom / Lounge
Dining Room / Dining Kitchen
Four Bedrooms
Re-Fitted En-Suite Shower Cubicle
Family Bathroom
Gas Central Heating / Double Glazing
Tandem Side Garage
Foregarden with Driveway Parking
Delightful Established Rear Garden

16 Stoneton Crescent is an attractive, tastefully presented, four bedroom, detached family residence, conveniently situated on a desirable raised plot in this highly regarded and sought after residential 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

We have owned the property from new and we chose this particular plot as we wanted a Bryant's Kestrel and it's proven to be a wonderful family home over the years.

We have delightful neighbours and we particularly enjoy the peace and solitude our property is situated in. We will miss our home greatly but now is the time for us to move closer to our family and we feel sure that the new owners will hopefully love our home as much as we have.

Local Schools

Balsall Common Primary School
Heart of England School

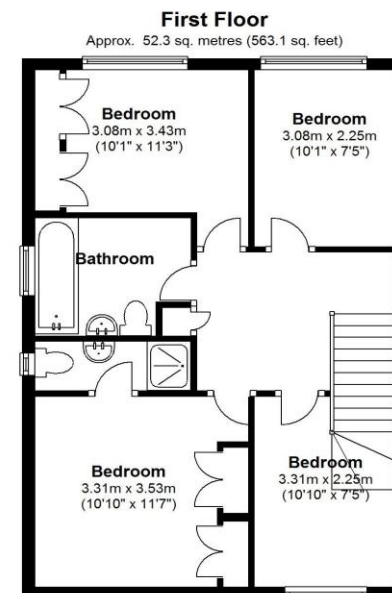
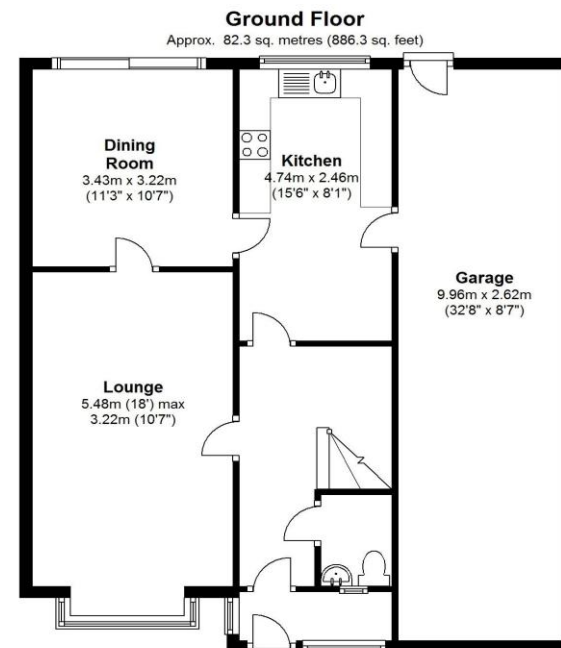
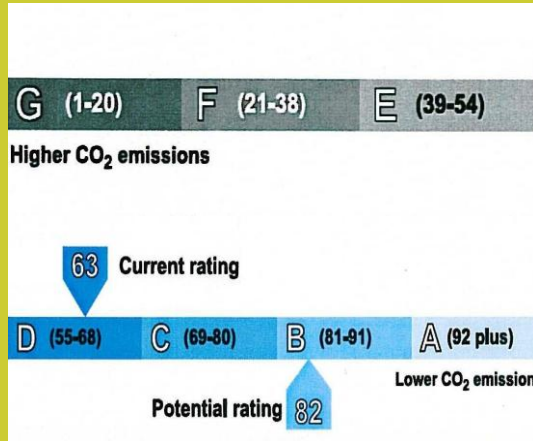
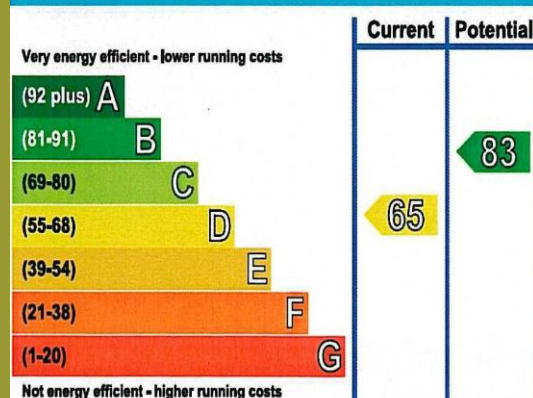
Local Authority

Solihull Metropolitan Borough Council

Viewing Arrangements

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

Energy Efficiency Rating



Total area: approx. 134.7 sq. metres (1449.4 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.



