



6 Lant Close, Nr Berkswell, Coventry CV4 9TG

£300,000

www.simonburthomes.co.uk

Key Features

Canopy Porch / Reception Hall
 Guest Cloakroom
 Lounge / Dining Room
 Re-Fitted Kitchen
 Four Bedrooms
 Re-Fitted Bathroom
 Gas Central Heating / Double Glazing
 Driveway Parking / Carport
 Side Garage / Rear Garden
 No Chain

6 Lant Close is a beautifully presented and much improved, four bedroom, detached home, situated in a pleasant cul-de-sac location within the parish of Berkswell on the edge of rural Warwickshire.

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

Vendor's Comments

We moved to this house just over 4 years ago with the view to it being our forever home. Lant Close is a lovely place to live, good neighbours and perfect mix of feeling quite rural, (you can quite literally walk out of the garden gate into open countryside) but also offering great rail and road links on your doorstep. Being within the Borough of Solihull and the parish of Berkswell it also has fantastic schools too. Berkswell and Balsall Common are less than five minutes drive away, with some really lovely country pubs to visit.

We love our house and have enjoyed transforming it into the welcoming, four bedroom, family home it is today. We have renovated it to a high standard, which I'm sure you will appreciate when you come along to see it. I fell in love with this house the moment I walked through the door, it really does have a lovely feel to it and I'm sure you will too.

Local Schools

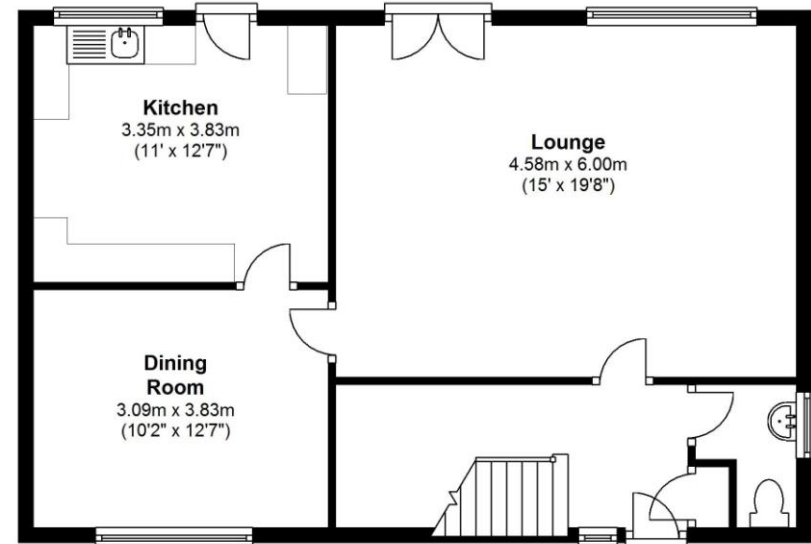
Berkswell Church of England Primary School
 Heart of England School
 Leigh Church of England Primary School
 Our Lady of Assumption Catholic Primary School
 Burton Green CofE Primary School
 Woodlands Academy

Viewing Arrangements

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

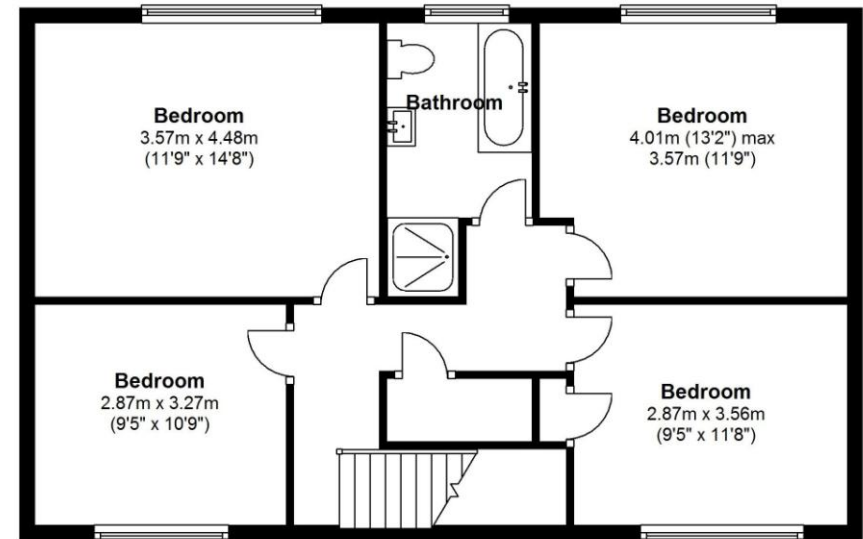
Ground Floor

Approx. 64.9 sq. metres (698.6 sq. feet)



First Floor

Approx. 69.1 sq. metres (743.6 sq. feet)



Total area: approx. 134.0 sq. metres (1442.2 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.

Energy Efficiency Rating

