



**Kenilworth Road, Balsall Common**

Offers in Region of **£875,000**

**xact**  
EXCLUSIVE







## PROPERTY OVERVIEW

This large Edwardian property was originally built in 1908 and has been significantly extended over the years to provide a very generously proportioned family home in a large South-West facing plot of approximately half an acre.

Being well maintained throughout, with further scope for extension (STPP), the property is available to purchase with no onward chain, and provides potential purchasers with:- canopy porch, entrance hallway, two large reception rooms overlooking the front of the property, currently used as a dining room and family room, living room overlooking the rear garden, breakfast kitchen, large utility room, study with adjoining shower room, guest WC, and to the first floor there are four double bedrooms (1 x en-suite) and a family bathroom.

Outside, the property boasts two garages, which can both be accessed via the utility room, driveway parking for multiple vehicles, with space enough to turn, and a superbly landscaped South-West facing rear garden which is mainly lawned with a large patio area backing onto a private wooded area.

Viewing is by prior appointment with Xact on 01676 534 411.





## PROPERTY LOCATION

Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.

Council Tax band: G

Tenure: Freehold

- Edwardian Detached House
- Generous Plot of Approximately Half an Acre
- Significant Potential to Extend (STPP)
- No Onward Chain
- Four Large Reception Rooms
- Four Double Bedrooms (Principal En-Suite)
- Large South-West Facing Rear Garden
- Double Garage & Driveway Parking







## **CANOPY PORCH**

### **ENTRANCE HALLWAY**

With parquet flooring

### **WC**

### **LIVING ROOM**

22' 0" x 13' 8" (6.70m x 4.16m)

### **FAMILY ROOM**

17' 3" x 12' 0" (5.25m x 3.66m)

### **DINING ROOM**

12' 3" x 11' 3" (3.73m x 3.43m)

### **BREAKFAST KITCHEN**

17' 1" x 12' 0" (5.20m x 3.66m)

### **UTILITY ROOM**

13' 11" x 9' 10" (4.25m x 3.00m)

### **STUDY**

13' 1" x 13' 1" (4.00m x 4.00m)

### **SHOWER ROOM**

6' 7" x 6' 7" (2.01m x 2.01m)

### **INTEGRAL GARAGE**

21' 2" x 16' 5" (6.46m x 5.01m)

### **INTEGRAL GARAGE**

17' 6" x 9' 10" (5.33m x 3.00m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

22' 0" x 11' 2" (6.70m x 3.40m)

### **ENSUITE**

7' 3" x 6' 4" (2.21m x 1.92m)

### **BEDROOM TWO**

17' 1" x 12' 3" (5.20m x 3.73m)

### **BEDROOM THREE**

12' 2" x 12' 0" (3.70m x 3.66m)

### **BEDROOM FOUR**

12' 0" x 9' 2" (3.66m x 2.80m)





## **BATHROOM**

12' 0" x 7' 0" (3.66m x 2.14m)

## **TOTAL SQUARE FOOTAGE**

238.1 sq.m (2563 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **LANDSCAPED SOUTH WESTERLY FACING GARDEN**

### **LARGE PATIO AREA**

## **ITEMS INCLUDED IN THE SALE**

Falcon free-standing cooker, Elica extractor, Bosch dishwasher, all carpets, some curtains, all blinds, all light fittings, wardrobes in two bedrooms, garden shed and two Hormann electric garage doors. Further items negotiable.

## **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

## **INFORMATION FOR POTENTIAL BUYERS**

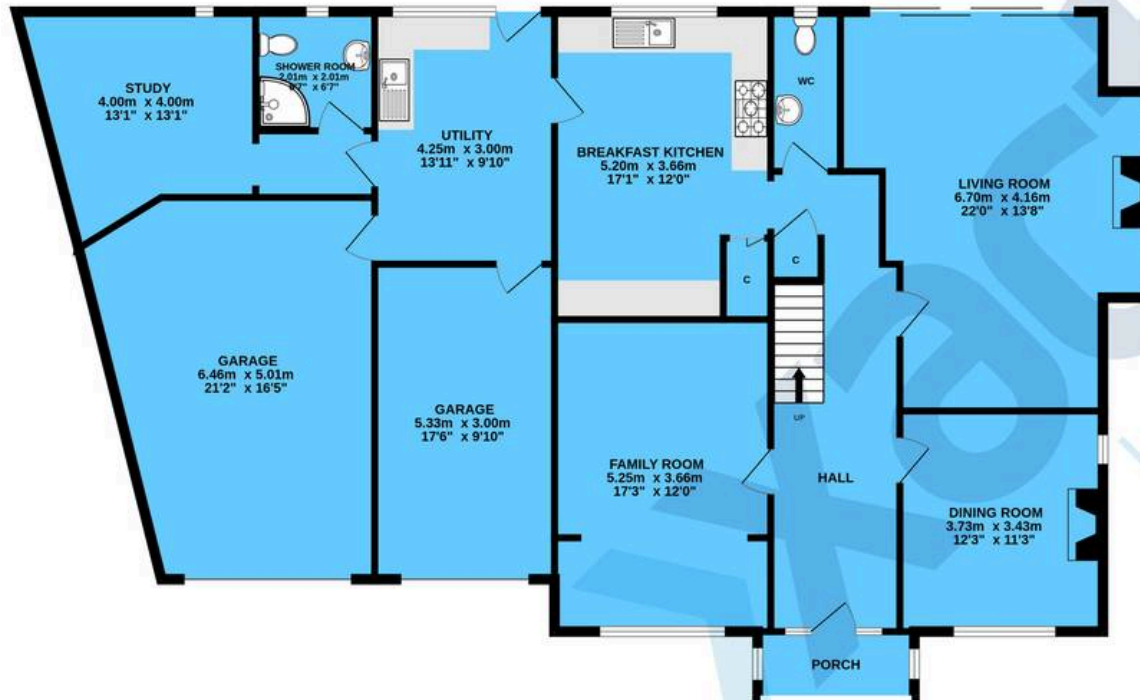
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



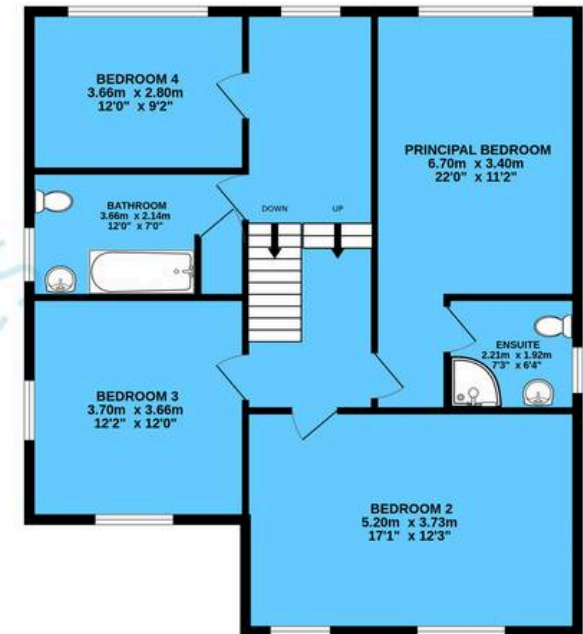




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 238.1 sq.m. (2563 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Xact Homes

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