



Greenfield Avenue, Balsall Common

£729,950





#### PROPERTY OVERVIEW

This spacious five-bedroom detached house has been maintained to the highest standard by the current owners and benefits from being quietly located opposite open fields but within walking distance of the village centre. In summary the property provides potential purchasers with; enclosed porch, entrance hallway, lounge, breakfast kitchen, utility room, dining room, guest WC, five bedrooms - principal bedroom with en-suite, family bathroom, double garage, driveway parking for 4+ vehicles and a private walled rear garden.

Early viewing is highly recommended to fully appreciate the size and quality of this family home.

#### 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 center 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

- Five Bedroom Detached House
- Beautifully Presented Throughout
- Quiet Location Overlooking Open Fields
- Open Plan Breakfast Kitchen
- Lounge & Separate Dining Room
- En-Suite Principal Bedroom
- Double Garage & Driveway Parking
- Private Walled Rear Garden





**ENCLOSED PORCH**

**ENTRANCE HALLWAY**

**GUEST WC**

**LOUNGE**

17' 1" x 11' 10" (5.2m x 3.6m)

**DINING ROOM**

12' 2" x 9' 10" (3.7m x 3m)

**BREAKFAST KITCHEN**

16' 9" x 8' 6" (5.1m x 2.6m)

**UTILITY ROOM**

7' 6" x 5' 9" (2.28m x 1.75m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

15' 1" x 13' 9" (4.6m x 4.2m)

**EN-SUITE**

8' 6" x 5' 3" (2.6m x 1.6m)

**BEDROOM TWO**

15' 3" x 11' 4" (4.65m x 3.45m)

**BEDROOM THREE**

11' 6" x 10' 10" (3.5m x 3.3m)

**BEDROOM FOUR**

13' 5" x 8' 2" (4.08m x 2.5m)

**BEDROOM FIVE**

11' 10" x 8' 6" (3.6m x 2.6m)

**BATHROOM**

8' 6" x 7' 5" (2.6m x 2.25m)





## **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

16' 9" x 16' 5" (5.1m x 5m)

### **DRIVEWAY PARKING FOR 4+ VEHICLES**

### **PRIVATE WALLED REAR GARDEN**

### **ITEMS INCLUDED IN SALE**

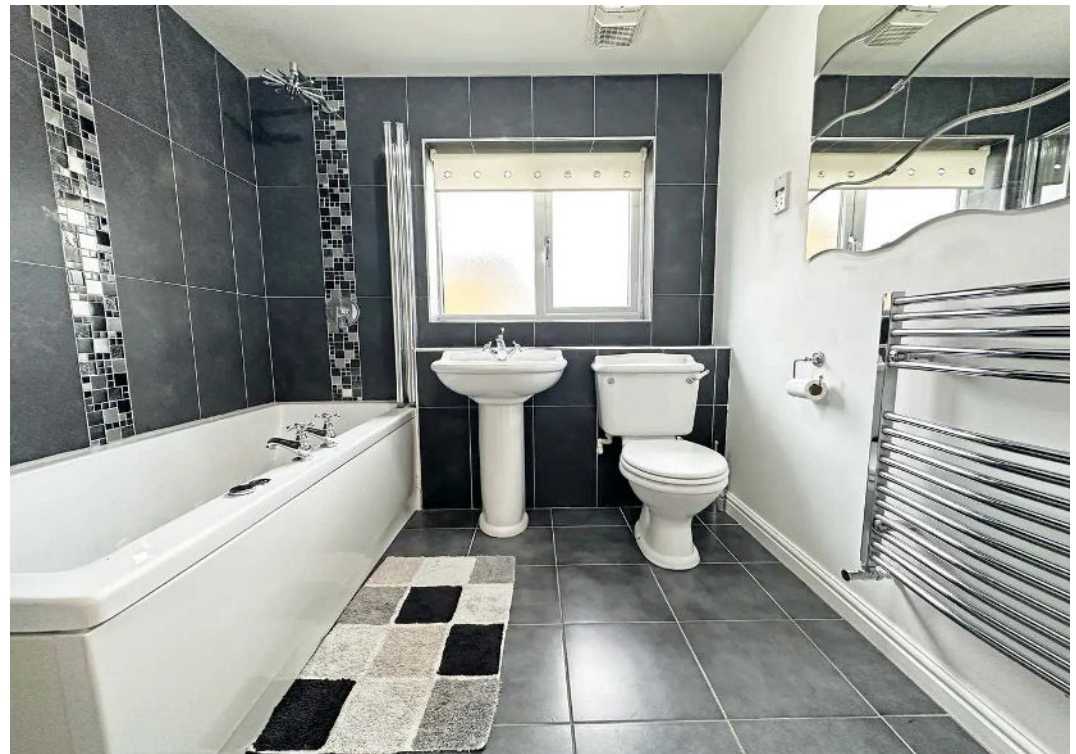
Zanussi integrated oven, Zanussi integrated hob, Zanussi extractor, Hotpoint dishwasher, all carpets, all blinds, fitted wardrobes in all five bedrooms, some light fittings, underfloor heating and garden shed.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - BT. Loft space - partially boarded with lighting.

### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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