





# Speedwell Drive Balsall Common CV7 7AU

for sale  
**£875,000**



## Property Description

A beautifully presented executive style detached home situated in the exclusive cul-de-sac development of Speedwell Drive in walking distance to Balsall Common Village with it's range of shops, schools, amenities and train station. The property is immaculately presented throughout and briefly comprises of open plan living dining kitchen, utility, lounge, guest cloakroom, five double bedrooms, three bathrooms, integral double garage, driveway for several cars, private mature landscaped enclosed rear garden with summerhouse.

## Approach

Canopy porch leads to front door leading to vestibule hallway with large cloaks cupboard, double glass doors leading to:

## Reception Hallway

Dogleg staircase rising to the first floor landing, large understairs storage, ceramic tiled floor.

## Guest Cloakroom

Fitted with low level WC, wash hand basin, window to the rear.

## Living / Dining / Kitchen

30' 4" x 14' 7" Max ( 9.25m x 4.45m Max )

A beautiful light and airy open plan room. Kitchen area - Fitted with an extensive range of base and wall mounted units with complementary Granite work surfaces. Appliances to include Smeg four ring gas hob with cooker hood above, Smeg electric double oven and grill, wine cooler, dishwasher, larder fridge with freezer, breakfast bar, ceramic tiled floor, door through to utility, ample space for dining table with window to the side, sitting area with double doors through to:

## Conservatory

14' 10" x 12' 4" ( 4.52m x 3.76m )

Conservatory, having underfloor heating, double doors to the side overlooking and leading to garden.

## Utility

10' 10" x 4' 9" ( 3.30m x 1.45m )

Having space and plumbing for automatic washing machine and tumble dryer, sink and drainer unit, integral door through to garage, door to the side leading to garden.

## Lounge

20' 6" Into bay x 13' ( 6.25m Into bay x 3.96m )

Double doors from the hallway leading through to lounge with media wall, ceramic tiled floor, patio doors to the rear overlooking and leading to garden, window to the front, ceiling downlighters.

## First Floor Landing

Dogleg staircase rising from the hallway with feature window to the rear overlooking garden, loft hatch giving access to roof space, airing cupboard.

## Master Bedroom Suite

18' 4" Max x 16' 6" ( 5.59m Max x 5.03m )

Door through to dressing area with wardrobes either side providing hanging and shelving space, archway through to bedroom, two windows to the side, door through to:



## En Suite

Fitted with a white suite comprising of bath with twin head shower over, low level WC, wash hand basin.

## Bedroom Two

13' 1" x 10' 2" ( 3.99m x 3.10m )

Built-in wardrobe providing hanging and shelving space, door through to:

## En Suite

Fitted with shower cubicle, low level WC and wash hand basin, heated towel rail.

## Bedroom Three

10' 10" x 9' 1" ( 3.30m x 2.77m )

Wardrobes providing hanging and shelving space, window to the rear.

## Bedroom Four

13' x 8' 8" ( 3.96m x 2.64m )

Wardrobes providing hanging and shelving space, window to the rear.

## Bedroom Five

9' 7" x 8' 1" ( 2.92m x 2.46m )

Having window to the rear.

## Family Bathroom

Fitted with a white suite comprising of bath with shower attachment and screen, low level WC, wash hand basin, window to the front.

## Integral Double Garage

Fitted with one electric door and one manual up and over door, light and power.

## Outside

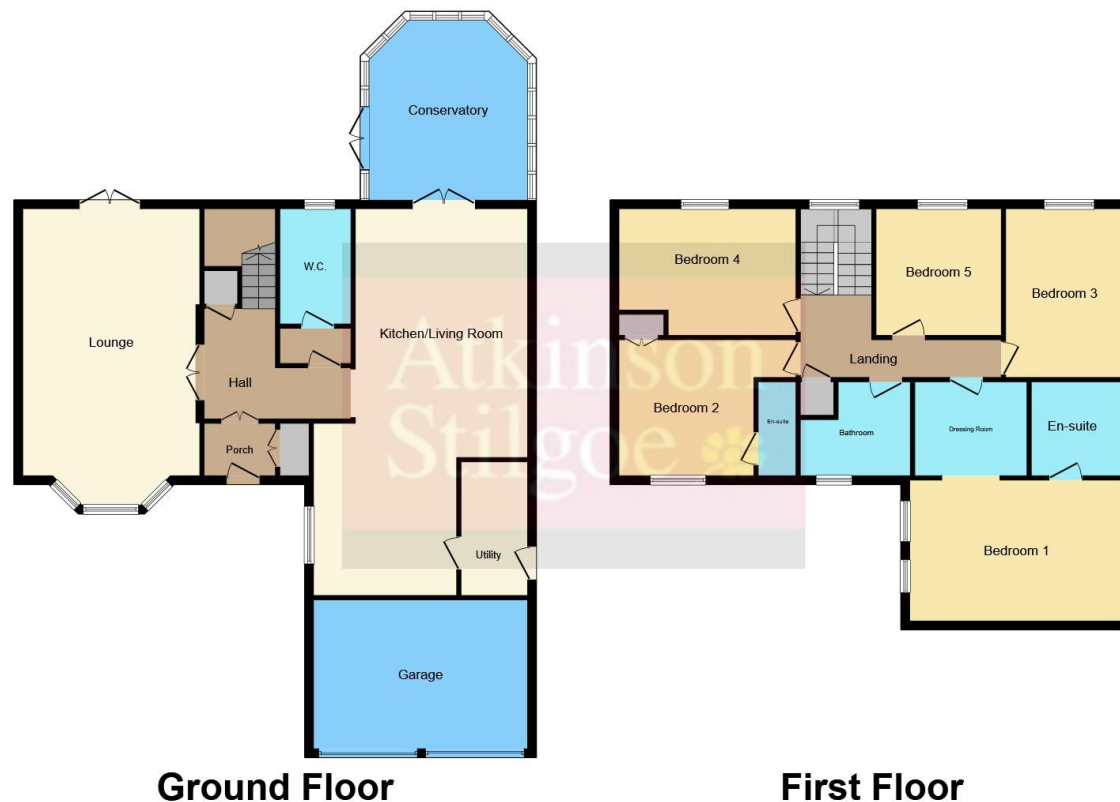
### Front Of Property

To the front of the property there is a generous driveway providing parking for several vehicles and giving direct access to garage, security lighting, lawned fore-garden, gated side access leading through to rear garden.

### Rear Garden

Private mature garden with good sized shaped lawned are, block pavia patio, summer house with power, garden shed, mature shrubs, trees and borders.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Awaited**

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Tenure: Freehold



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