





# The Barn House Balsall Street Balsall Common CV7 7AQ

for sale  
**£875,000**



## Property Description

A stunning four bedroom barn conversion in the sought after village of Balsall Common, just half a mile from the Outstanding Balsall Common Primary School, local amenities and train station.

The property itself is spectacular with a truly unique layout, making the absolute most of open plan living and creating beautifully bright living spaces; especially the living room with its vaulted ceiling, exposed beams and beautiful overhanging mezzanine. The kitchen is fitted to the highest standard, equipped with high quality fittings and appliances throughout. The outdoor space is equally impressive with a large, gated driveway, further gated carport and a stunning landscaped rear garden. This lovely home really must be viewed to appreciate the size and specification on offer.

Briefly comprising entrance hallway and study area, lounge/diner, kitchen, utility, guest cloakroom, four bedrooms, ensuite to master, downstairs shower room, mezzanine sitting room and enclosed rear garden with car port.

## Entrance Hallway /Study Area

31' 4" x 8' 9" Maximum ( 9.55m x 2.67m Maximum )

Having fitted workspace.

## Lounge / Dining

23' 2" Maximum x 15' 9" Maximum ( 7.06m Maximum x 4.80m Maximum )

Open gas fireplace, hardwood flooring, fitted entertainment unit, windows to the side and rear.

## Kitchen

19' 9" Maximum x 12' 11" Maximum ( 6.02m Maximum x 3.94m Maximum )

Fitted with a range of base and wall mounted units, sink and drainer unit with mixer tap, five ring gas hob with gas cooker and cooker hood above, appliances to include Samsung American style fridge freezer space and plumbing for automatic washing machine and dishwasher, underfloor heating window to the rear and door leading to garden.

## Utility

Fitted with base and wall mounted units, window to the rear, door through to:

## Guest Cloakroom

Fitted with low level WC and wash hand basin.

### Bedroom Two - Ground Floor

21' 2" x 9' 1" ( 6.45m x 2.77m )

Having built-in wardrobes providing hanging and shelving space with shutters, window to the front.

### Bedroom Three - Ground Floor

12' 4" x 6' 11" ( 3.76m x 2.11m )

Having built in wardrobes providing hanging in shelving space, window to the side.

### Downstairs Shower Room

fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, shower cubicle with main shower fitted, extractor fan, glazed window to the side.

### Bedroom Four Ground Floor

12' 5" x 9' 4" ( 3.78m x 2.84m )

Window to the front.

### Mezzanine Sitting Room

15' 5" x 12' 6" ( 4.70m x 3.81m )

Having exposed ceiling beams, hardwood flooring and window to the side.

### Master Bedroom

15' 1" x 10' 2" ( 4.60m x 3.10m )

Having built in wardrobes providing hanging and shelving space, window to the front with shutters included.

### Ensuite

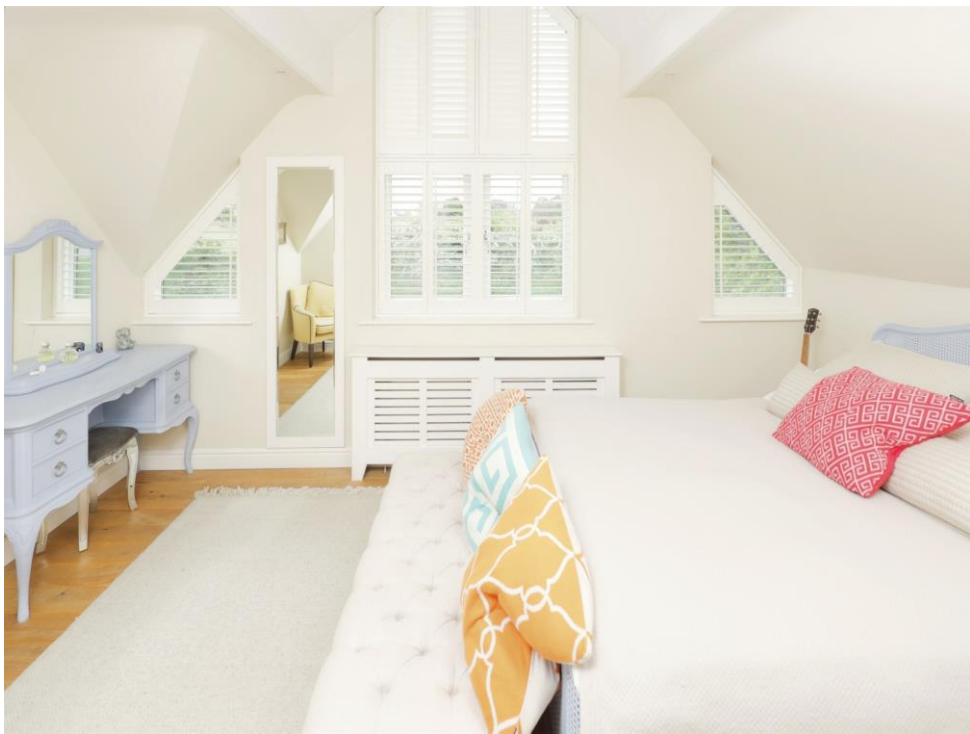
Fitted with a white suite comprising of low level WC, Jack and Jill wash handbasin fitted into vanity unit, bath with mixer tap, separate shower, bidet, extractor fan, underfloor heating obscure glazed window to the side.

### Outside

Enclosed rear garden laid to lawn with patio area, hot water tap, enclosed carport.















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EPC Rating: C Council Tax  
 Band: G

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Tenure: Freehold



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Property Ref: BAL105801 - 0005