

ginger

BALSALL STREET EAST

BALSALL COMMON



WELCOME

This stunning family home has been considerably extended and beautifully presented throughout to provide the perfect family home. Delivering excellent accommodation which flows perfectly throughout the ground floor and offers spacious bedroom accommodation on the first floor with an adaptable reception/fifth bedroom with gorgeous en-suite shower room attached on the ground floor.

Excellent location on the corner of Kemps Green Road within a short walk to Balsall Common Primary School, a much sought-after choice, easy reach of village centre, countryside walks and offering excellent commuter links being-convenient for Berkswell Train Station, Major road and motorway links, Birmingham International, NEC and set in-between Solihull, Kenilworth, Coventry and Birmingham.

Set upon a corner plot on the side of Kemps Green Road, this home enjoys excellent outdoor space-parking for several cars on the front and a stunning, landscaped rear garden delivering a safe secure place for the kids to play and a peaceful, secluded space for the adults to unwind or socialise.

KEY FEATURES

- An extended 5 bedroom detached family home-No Upward Chain
- Must be viewed to appreciate the vast accommodation on offer
- Stunning bespoke kitchen/breakfast
- Large family dining room with bi-folding doors
- 5th bedroom/office/gymnasium with en-suite shower room
- Spacious living room with feature bay window
- Additional tranquil sitting room with garden view
- Master bedroom with en-suite shower room
- Gorgeous landscaped gardens
- Large driveway and double garage



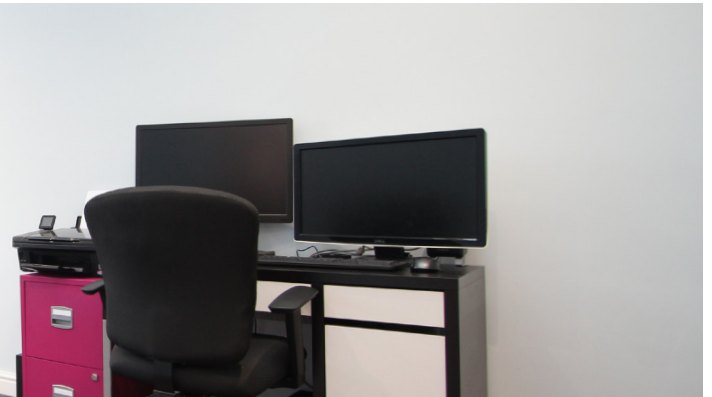
The hallway is welcoming, spacious and affords access to Kitchen/breakfast room, family living room, cloakroom and office/playroom. There is also a handy under-stairs cupboard to tuck away your hide-aways.

The office/play room is set to the front is a perfect adaptable space, should you either work from home or like to offer the children their own play room to stylise in any which way they choose. There is additional storage and a view out to the front driveway.

No family home is complete without the obligatory cloakroom, a spacious room, beautifully presented with a V.V.C, washbasin and radiator.

The family living room is neutrally presented enjoying a feature bay window. The living space delivers excellent floor space, perfect for your sofas, media centre and providing the perfect social/family space to enjoy. There is even a focal coal-effect electric fire and surround. The large French doors open out into the dining room.







The moment you step into the kitchen/breakfast room we believe you will be sold on this home. Firstly, the stunning view of the rear landscaped garden greets you the moment to walk in and certainly sets the tranquil scene. Then, the sheer space this extended room offers entwined with this gorgeous bespoke kitchen offering a comprehensive range of wall and base units, a uniquely designed larder cupboard for your coffee machine and wine store, central island all topped off with a contrasting Corian work surface. The kitchen has the benefit of twin 'Villeroy and Boch 1978' twin sinks with chrome mixer tap. Additionally, a range of integrated appliances to include a Bosch double oven and grill, Bosch microwave, a Bosch induction hob with extractor over and a Bosch dishwasher. Let's not forget the integrated wine fridge set in the central Island. There are twin, opening skylights for additional light, a gorgeous tall modern radiator and space for your American style fridge freezer. Simply stunning.

The extended dining room is a fantastic size, and quite unexpected. This dining room is just perfect for either a large family gathering or formal entertaining. Boasting these beautiful bi-folding doors to open out into the landscaped garden. The dining room sits between the kitchen/breakfast and living room creating a natural flow for day to day living.

The kitchen leads into the spacious utility room, offering an excellent range of cream, shaker-style units with contrasting work surfaces, provision for your washing machine and a handy sink. Access to the double garage, rear access door to the garden and an archway opening into the sitting room. The extended sitting room is the secret space, a quiet zone if you will, perfect for a corner sofa to put your feet up, watch TV or simply pop on your headphones and unwind to the tranquil garden view.







This current situation has made many of us re-focus how we live. Whether you simply need a fifth bedroom on the ground floor with the benefit of a gorgeous, modern en-suite shower room with walk-in shower, or maybe you prefer this space to work as a gym with private shower room, or even a larger office tucked out of the way of the main accommodation with peaceful garden view, then this home delivers. A spacious room, offering a tall ceiling with Velux skylight and double glazed window looking out to the garden.

Upstairs, the Master bedroom is a great size, neutrally presented and enjoying a large window which delivers plenty of natural light into the bedroom. There are fitted wardrobes as well as benefiting from an en-suite shower room. The en-suite is spacious, corner shower with Aqualisa mains-fed shower and external control, wash basin, W.C with frosted window to side.

Bedroom two is positioned at the front off the house enjoying spacious accommodation and built in wardrobe. Bedrooms three and four enjoy a garden view, accommodation which is perfect for the younger members of the family, with bedroom four enjoying a fitted wardrobe. The family bathroom is bright and airy, enjoying a Victorian-style suite made up of a WC, pedestal wash basin with 'Heritage' Victorian taps, and a bath which enjoys a chrome, mains-fed shower control over and glass shower screen.







Outside, the driveway is perfect for several cars, a deep driveway with landscaped areas and affording access into the double garage. To the rear, a stunning and relaxing landscaped garden, providing a great place for the little ones and family pet to run around, while also delivering a fantastic social space for the big kids to enjoy. Large patio, large lawn, raised decking and pergola and a fun pebbled beech section. Beautiful, fun and relaxing.

The double garage is accessed from the driveway with internal door linking the utility room. Additional storage in the roof void and home to the Worcester boiler. It may be possible to extend over the garage to add to the first floor accommodation subject to planning permission.





EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TECHNICAL

We are advised the property is freehold. Please confirm with your legal representative

Council tax band F payable to Solihull MBC

Disclaimer:

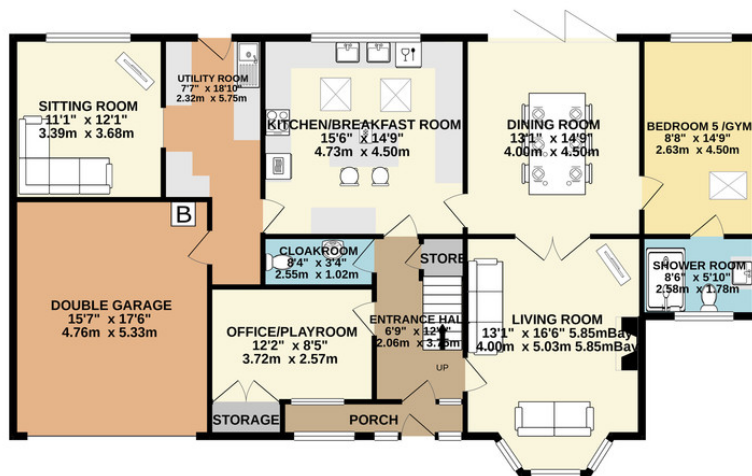
Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

Purchasers please note, due to law changes with anti-money laundering, estate agents are now obligated to carry out anti-money laundering checks on purchasers. You will be required to provide information to assist with our checks. We will also seek proof of funding before a sale is agreed.

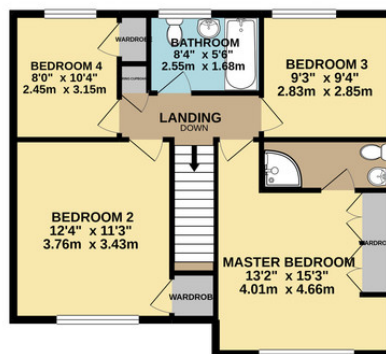
GDPR, in light of recent changes to data protection, we advise you that should you enquire about this property, view or request to be added to our mailing list we do store your contact details for the purpose of informing you of properties that we feel are suitable. Should you make an offer that is accepted, we do require ID information and financial information which we hold. The information is retained on our files for 5 years to meet our requirements for anti-money laundering purposes with HMRC. You are entitled to have your personal information removed from our records by contacting our agency at any time.

FLOOR PLANS



3D FLOOR PLAN

To view this floorplan in 3D and see all details, scan the QR code and scroll to the property. Here you can also see other available ginger properties.



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Our team will call you for feedback on this property within two days. In the meantime if you would like to submit an offer, ask any questions or book a second viewing feel free to contact our team:

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