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SALES & LETTINGS

**4 WILMOT CLOSE
BALSALL COMMON
CV7 7RG**

Exquisite four-bedroom detached home in Balsall Common, featuring a modern high-spec kitchen, dual reception rooms, and a private garden. Nestled in a serene cul-de-sac, it's an ideal family retreat with ample parking and a spacious garage.

Discover the charm of this beautifully refurbished home as you enter its inviting hallway. The first reception room, with its bay window and cozy ambience, is perfect for family gatherings. The highlight is the stunning kitchen-dining area, featuring a newly fitted, modern Wren kitchen with integrated appliances and a central island. Bi-folding doors open up to the garden, creating an ideal setting for summer entertaining.



The extended second reception room exudes luxury with mood lighting and underfloor heating, opening up to the tranquil garden. Completing the ground floor are a practical utility room and a sleek downstairs WC, all reflecting the home's high-quality finish.





Upstairs, the spacious principal bedroom, overlooking the front, includes built-in storage and an ensuite shower room. A wraparound landing leads to three additional double bedrooms, each offering comfort and style. The master bathroom, adorned with a luxurious bathtub and stylish Porcelanosa tiles, adds a touch of elegance. This floor combines functionality with sophistication, making it an ideal private retreat.







The property boasts a large, low-maintenance garden, bathed in sunlight, perfect for relaxation or outdoor activities. A sizeable garage with full electrics offers ample storage space or potential for additional household appliances. The front driveway accommodates multiple cars, offering both convenience and security."





FEATURES

- High-Spec Refurbishment
- Modern Detached Home
- Cul-De-Sac Setting
- Dual Reception Rooms
- Integrated Kitchen Appliances
- Utility and WC
- Four Double Bedrooms
- Ensuite in Principal Bedroom
- Spacious Family Bathroom

SIZE

Total - 2,090.7 Sq Ft

TENURE

Freehold

COUNCIL TAX

Solihull Metropolitan Borough Council G

SERVICES

All mains services are connected to the property.
It is advised that you confirm this at point of offer.

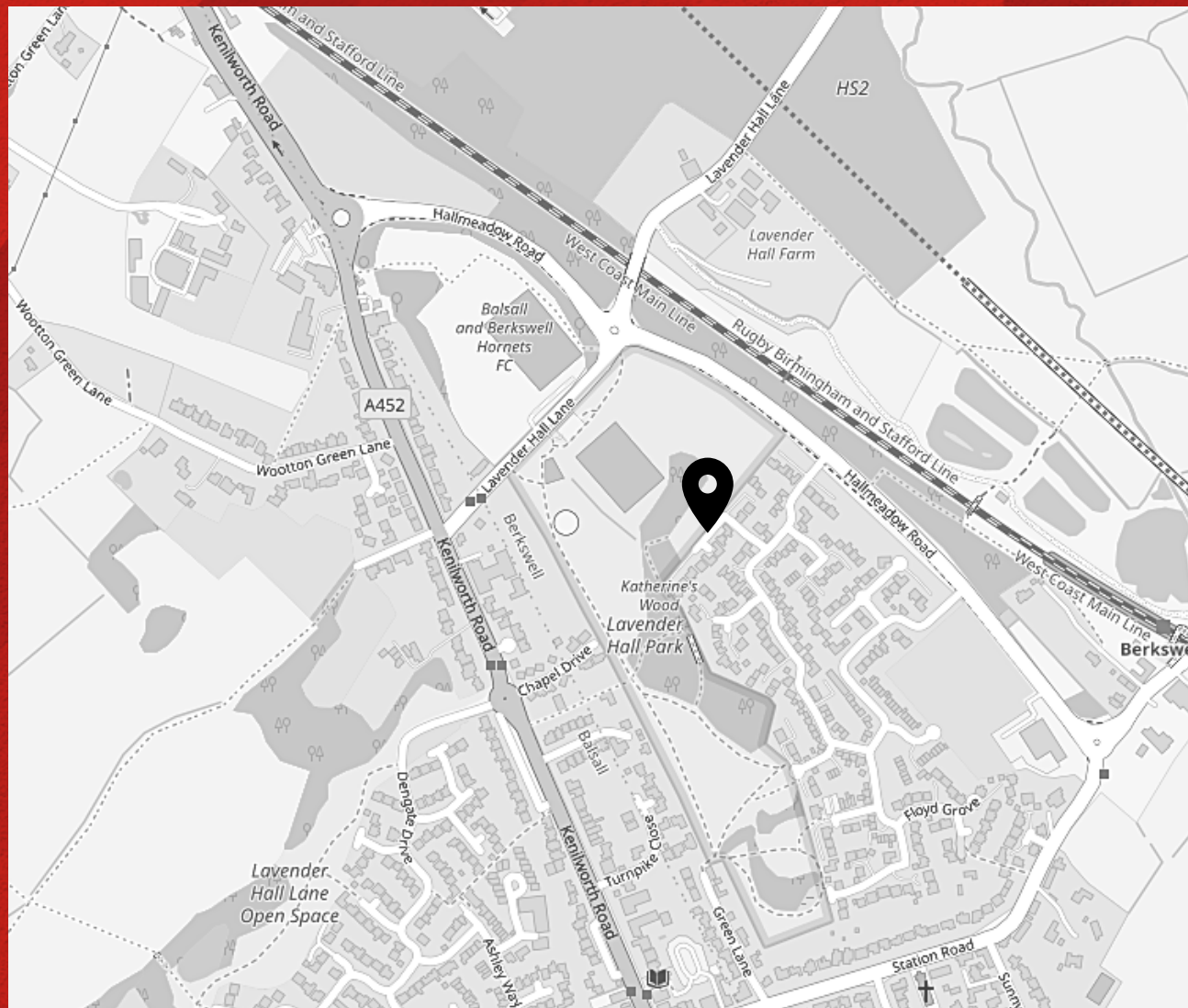
VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777 314

@ dorrige@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

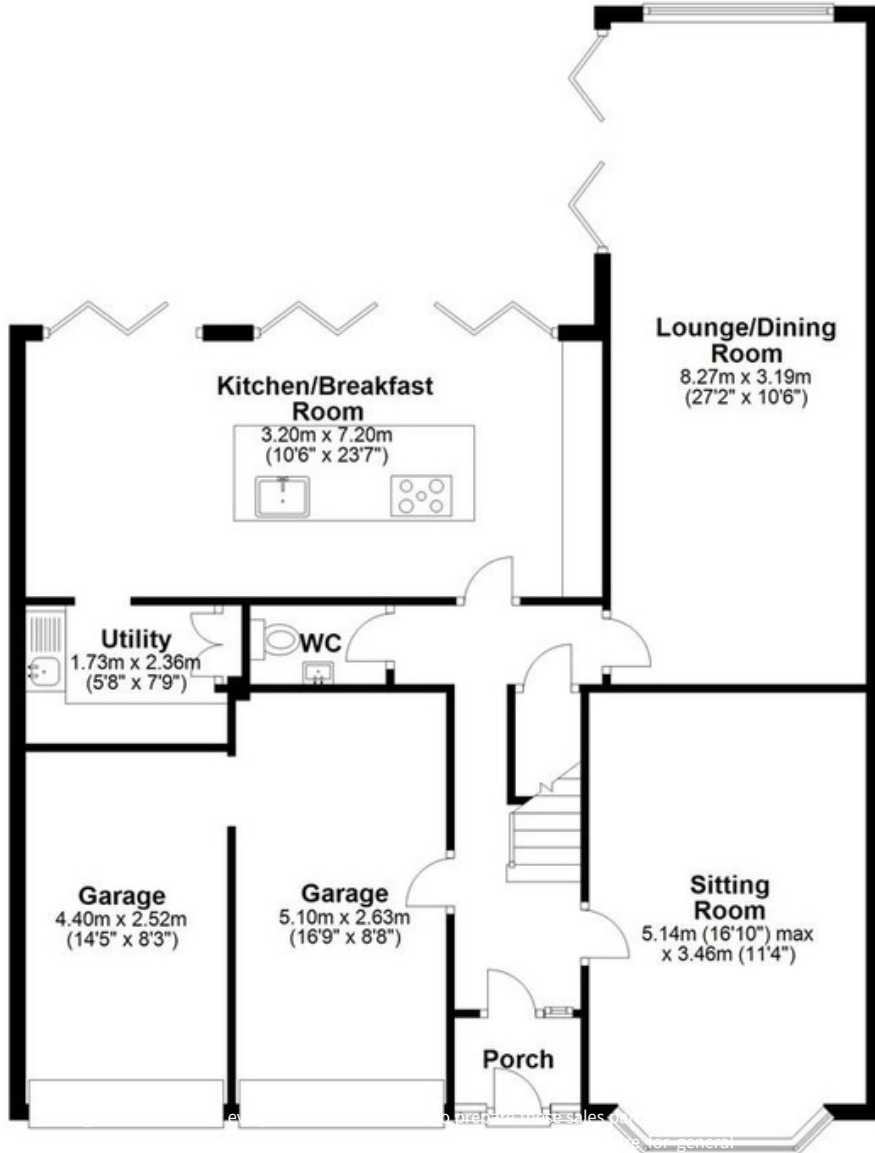


LOCATION

Situated in the quaint village of Balsall Common, this property enjoys a peaceful location in a quiet cul-de-sac. The village atmosphere provides a perfect blend of community and privacy, with easy access to local amenities, schools, and green spaces.

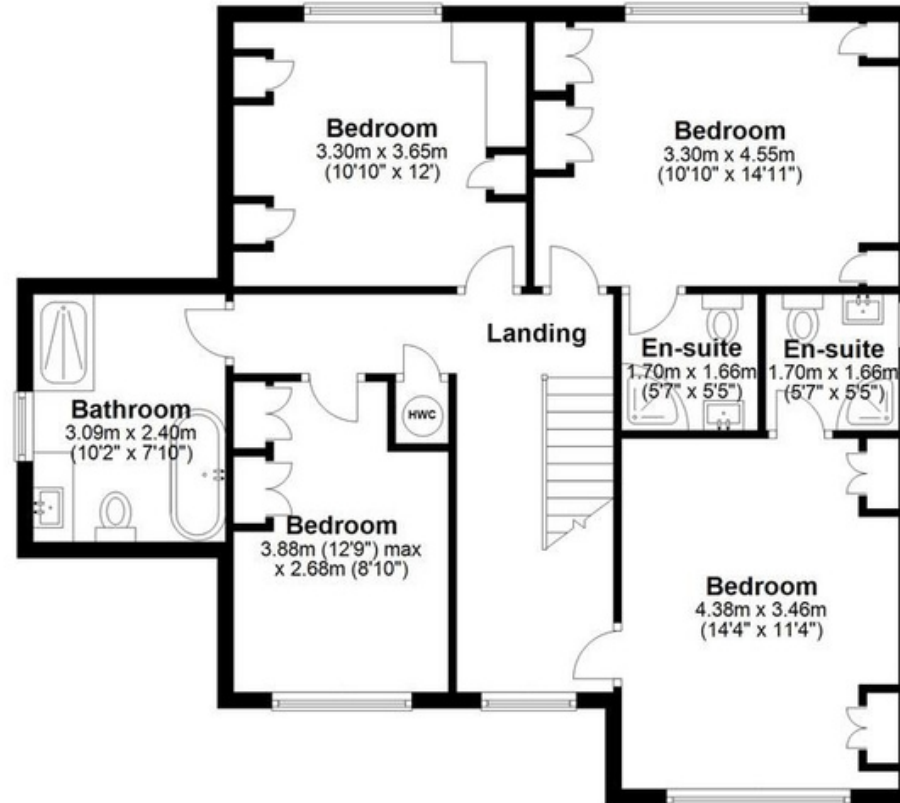
Ground Floor

Approx. 112.9 sq. metres (1215.5 sq. feet)



First Floor

Approx. 81.3 sq. metres (875.2 sq. feet)



Total area: approx. 194.2 sq. metres (2090.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	79
	EU Directive 2002/91/EC	

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

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