

72 Kelsey Lane, Balsall Common, West Midlands

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## A superb family home, beautifully presented.

### Distances


Balsall Common 0.2 miles, Berkswell Railway station 0.7 miles  
 Knowle 4.2 miles, Solihull 7.3 miles, Central Birmingham 15.3 miles  
 M6 (Junction 4) 6.6 miles, M42 (Junction 5) 5.4 miles, Birmingham airport  
 6.7 miles, Royal Leamington Spa 10.3 miles (All distances are approximate)

### Situation

The village is situated between the cities of Coventry to the east and Birmingham to the west and is a prime commuter location. Balsall Common itself is of recent origin, with most of the houses and shops built in the 20th century.

Balsall Common is close to the precise geographic centre of England, with the highly regarded local secondary school unsurprisingly named "The Heart of England School". Balsall Common benefits from a railway station on the Coventry to Birmingham line named Berkswell with regular trains to London and the village has a good selection of local shops and restaurants. Nearby towns and villages include Solihull, Kenilworth, Warwick, Meriden, Hampton-in-Arden and Hatton. The Royal town of Leamington Spa is approximately 28 minutes away by car.



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#### Tenure

Freehold

#### Local Authority

Solihull Borough Council  
 0121 704 8000

#### Council Tax

Band F





Leading off from this room is a useful utility and third reception room, which is currently being utilised as an office. This space works just as well as a family room/playroom, and again, it benefits from doors opening out to the rear. The ground floor is complimented further via the cloakroom.

The first floor comprises of a principal bedroom suite with fitted wardrobes, three further double bedrooms with a Burlington vanity suite in bedroom 2, a family bathroom and a landing large enough for a home office.

## The property

72 Kelsey Lane is a most fabulous family home. One enters the property via the delightful entrance hall with stairs rising to the first floor and doors radiating to the principal reception rooms, which include a wonderful dual-aspect drawing room with feature fireplace and doors opening out to the rear gardens and a sitting room with wood burning stove and sliding doors opening to the rear.

The hub of this home is sure to be the beautiful Tom Howley kitchen and breakfast room, having a range of base and wall-mounted units sat beneath a Silestone worktop and central island with integrated appliances including Neff induction hob, Neff Compact oven with microwave, Neff pyrolytic single oven, Neff warming drawer, Fischer & Paykel wine cabinet, Fischer & Paykel fridge/freezer with water dispenser and a Quooker hot tap. There is ample space for a dining table, and again, sliding doors open out from this area to the rear gardens, ensuring this space works well for those who like to entertain.







## Gardens and grounds

Outside, the property is enhanced further via the gated driveway allowing parking for several cars and giving access to the garaging.

To the rear is an immaculately landscaped south-facing garden, being mainly laid to lawn, having an excellent patio area, pergola with a second patio, a range of mature hedging and well stocked herbaceous borders.

## Services

All mains services are connected to the property. Gas central heating. Electric car charger.

## What3Words

///sunk.angle.scout

## Viewing

By prior appointment only with the agents.

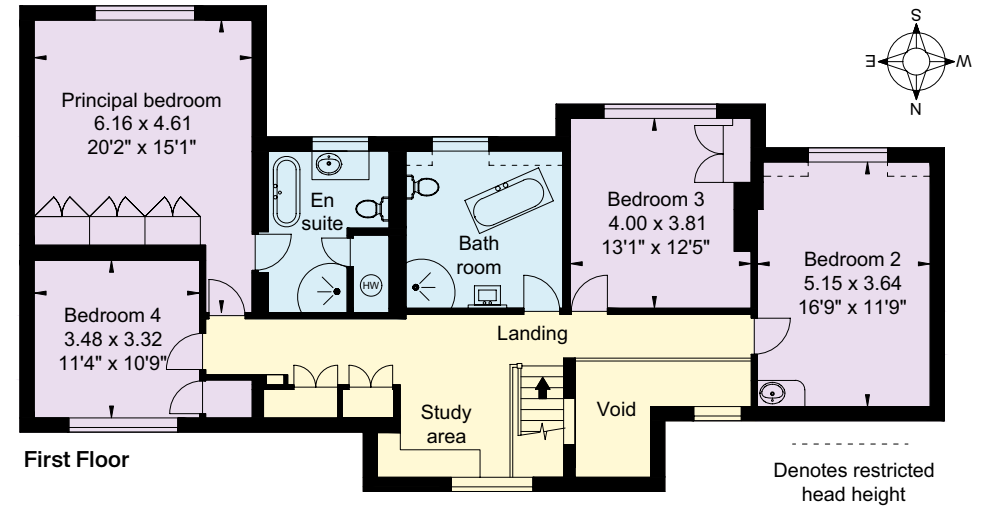
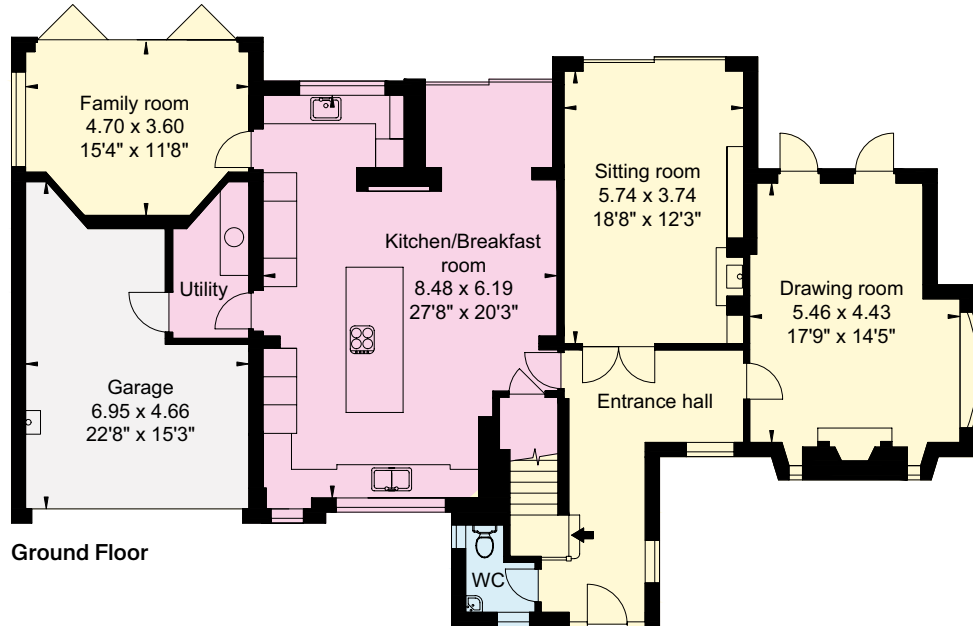




**Approximate Gross Internal Floor Area**  
**290 sq m (3,123 sq ft) inc. restricted head**  
**height exc. void**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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**I would be delighted to tell you more**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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Date: 10 July 2024  
Our reference: STR012423529

## 72 Kelsey Lane, Balsall Common, Coventry, CV7 7GL

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,150,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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