

Swallows Nest

Hob Lane | Balsall Common | Coventry



Swallows Nest is a well-appointed four bedroom converted barn, featuring a high specification and a stunning contemporary interior styling. Nestled in the beautiful Warwickshire countryside, this impressive home is perfectly positioned to enjoy stunning views whilst benefiting from amenities close by.

This unique property offers so much potential for those wanting to invest in an amazing rural lifestyle whilst retaining easy access to major urban centres with London only 45 minutes away with the completion of HS2.

Located in the rural outskirts off Hob Lane Balsall Common a mile from its well-regarded primary and secondary schools, doctor's surgery, restaurants, supermarkets and shops. Bus routes to the private schools of Coventry, Kenilworth, Warwick and Solihull are a short walk and access to M6, M42 and M40 motorways are close by.

The NEC, Birmingham International Airport and mainline stations are also within easy travelling distance, with Berkswell station only a mile away providing access to these.



Family Bathroom



Living/Dining/Kitchen area



Master Bedroom

PLEASE NOTE:
Computer generated images shown are indicative only.



SITE PLAN

FLOOR PLAN



GROUND FLOOR

	METRES
Kitchen/Living/Dining Room	9.80 x 4.90
Utility	1.60 x 2.40
Lounge	4.90 x 3.20
Bedroom 4	3.30 x 3.30
Garage	6.00 x 6.00

PLEASE NOTE:
Dimensions given in metres. All measurements are approximate.

FIRST FLOOR

	METRES
Bedroom 1 (Master)	4.90 x 4.90 (max)
Bedroom 1 En-suite	1.40 x 3.00
Bedroom 2	4.20 x 3.00
Bedroom 3	4.90 x 5.50 (max)
Bedroom 3 En-suite	4.00 x 2.00
Bathroom	3.10 x 2.00
Office/Games Room over Garage	6.00 x 3.40

SPECIFICATION

KITCHEN

- Contemporary bespoke kitchen with a combination of solid and natural surfaces
- Feature island for food prep and entertaining
- Bosch single oven along with a Bosch combination microwave
- Bosch Integrated fridge/freezer, induction hob and integrated dishwasher
- Bosch 600mm wine cooler
- LED down lighters and feature lighting

BATHROOM, EN -SUITES & CLOAKROOM

- LUSSO matt white sanitaryware
- Illuminated mirror
- Hansgrohe shower and taps
- LED lighting
- Heated chrome towel rail
- Porcelanosa tiles to floors/walls

LOUNGE

- High level socket for wall mounted TV and BT point
- USB charging points
- Designer log burner

MASTER BEDROOM

- Fitted wardrobes

GARDEN

- Private landscaped gardens with hedging and paddock views
- Patios and paths in reclaimed pavers and natural stone
- External tap to rear of property, and electric socket

GENERAL

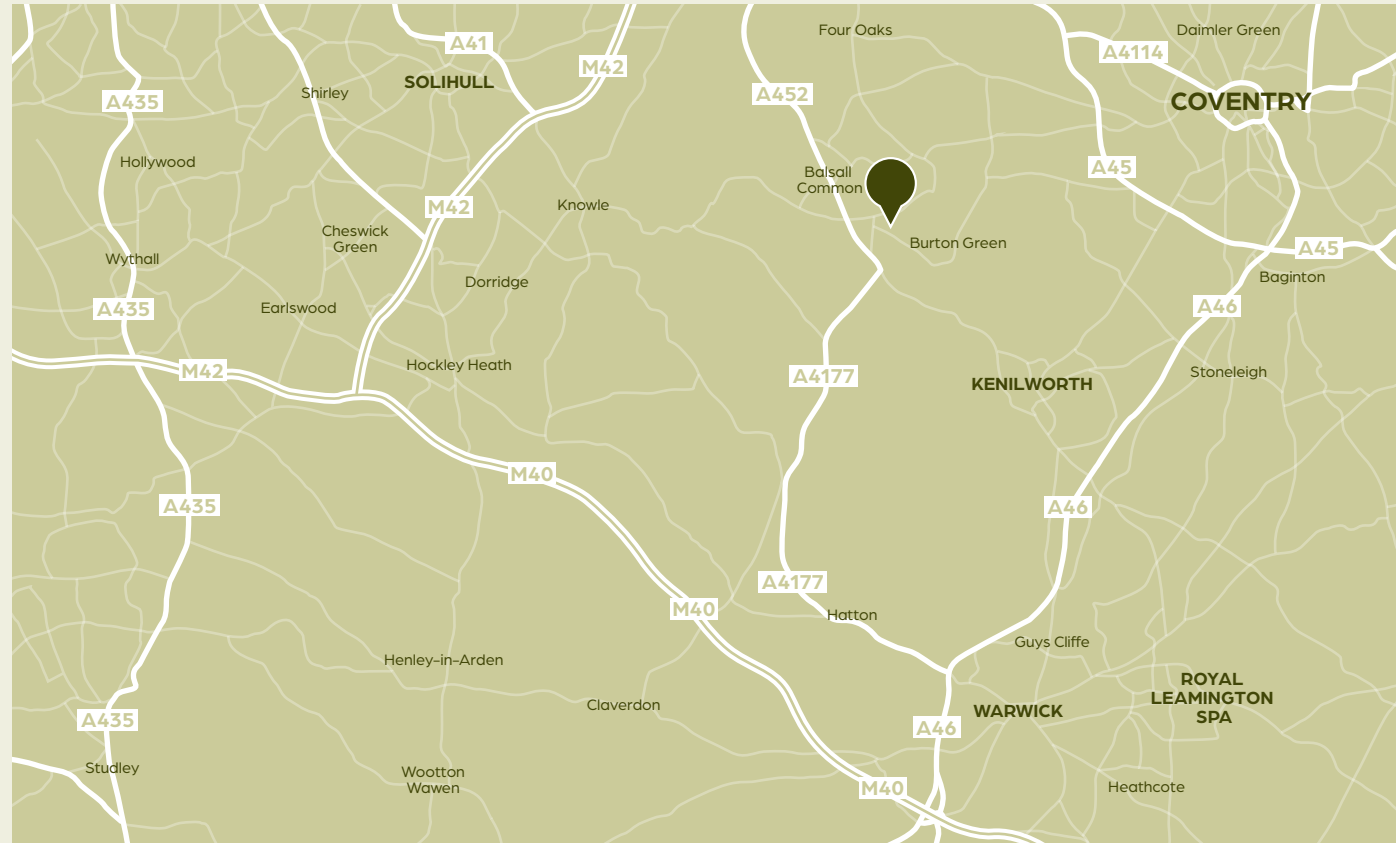
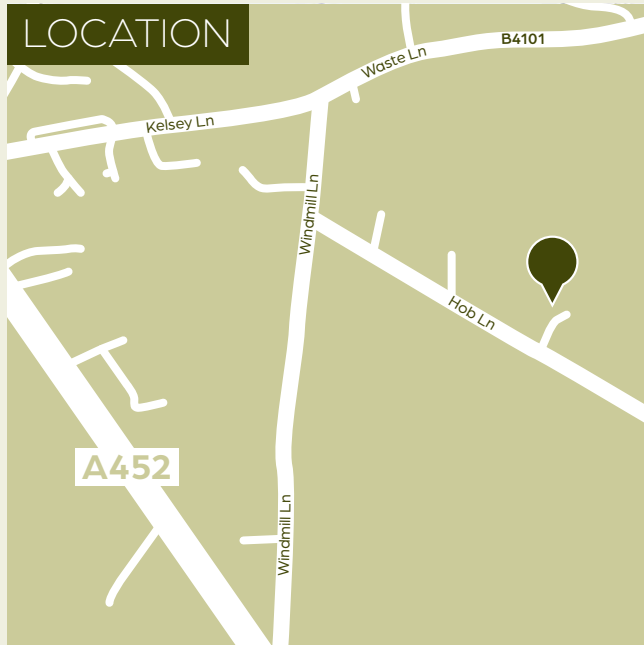
- Air source heat pump, electric central heating with underfloor heating to ground floor and radiators to first floor
- Schuco premium bespoke doors and window glazing system
- External LED lighting to perimeter of house where appropriate operated via dusk to dawn sensors
- Oak staircase with glass balustrade and oak handrail
- Feature laminated oak doors throughout
- Alarms fitted as standard
- BT fibre to home
- 10 year ICW warranty



Modern living blended with a country feel.

ADDRESS:
Swallows Nest,
Hob Lane, Balsall Common,
Solihull CV7 7GX

LOCATION



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Wren Homes was founded from a passion for building new homes and developments. Wren Homes is privately owned, specialising in high quality, small scale developments. Our homes demonstrate a strong sense of attention to detail and display qualities that are rarely found in an age of mass production. Our objective is to create individual, distinctive, desirable homes and environments.

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