

# Paddock View

Hob Lane | Balsall Common | Coventry



Paddock View 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.



Living Room



Living/Dining/Kitchen area



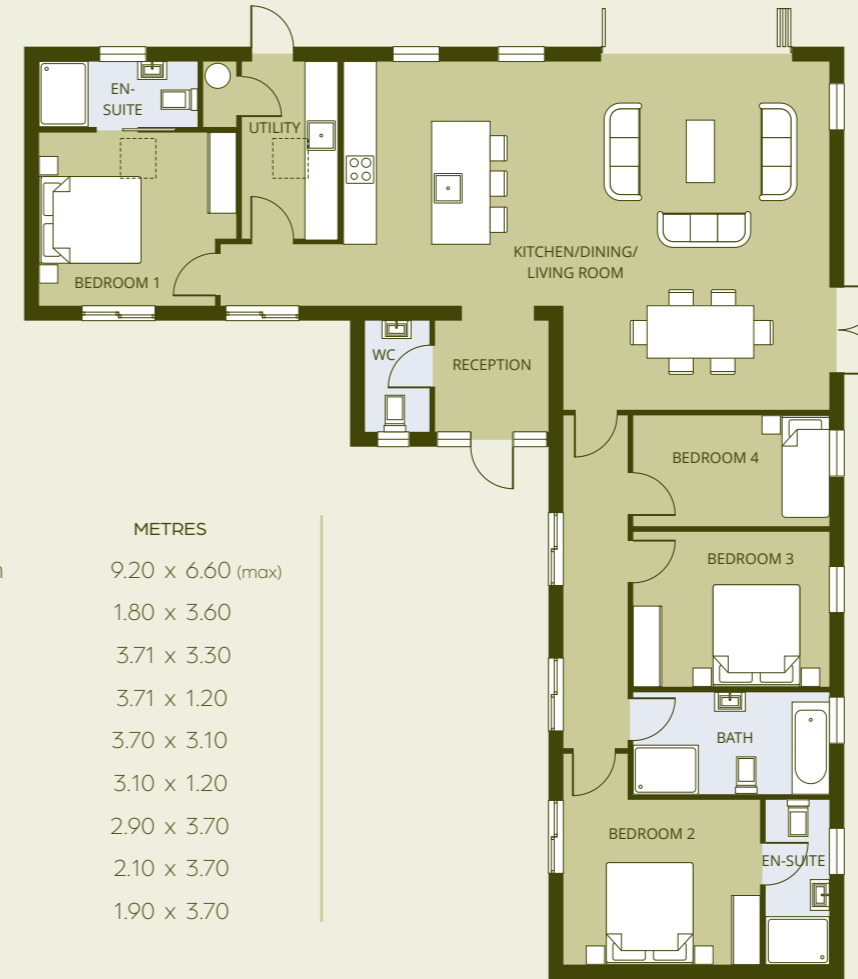
Master Bedroom

PLEASE NOTE:  
Computer generated images shown are indicative only.



SITE PLAN

## FLOOR PLAN



### GROUND FLOOR

	METRES
Kitchen/Living/Dining Room	9.20 x 6.60 (max)
Utility	1.80 x 3.60
Bedroom 1	3.71 x 3.30
Bedroom 1 En-suite	3.71 x 1.20
Bedroom 2	3.70 x 3.10
Bedroom 2 En-suite	3.10 x 1.20
Bedroom 3	2.90 x 3.70
Bedroom 4	2.10 x 3.70
Bathroom	1.90 x 3.70

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

## 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

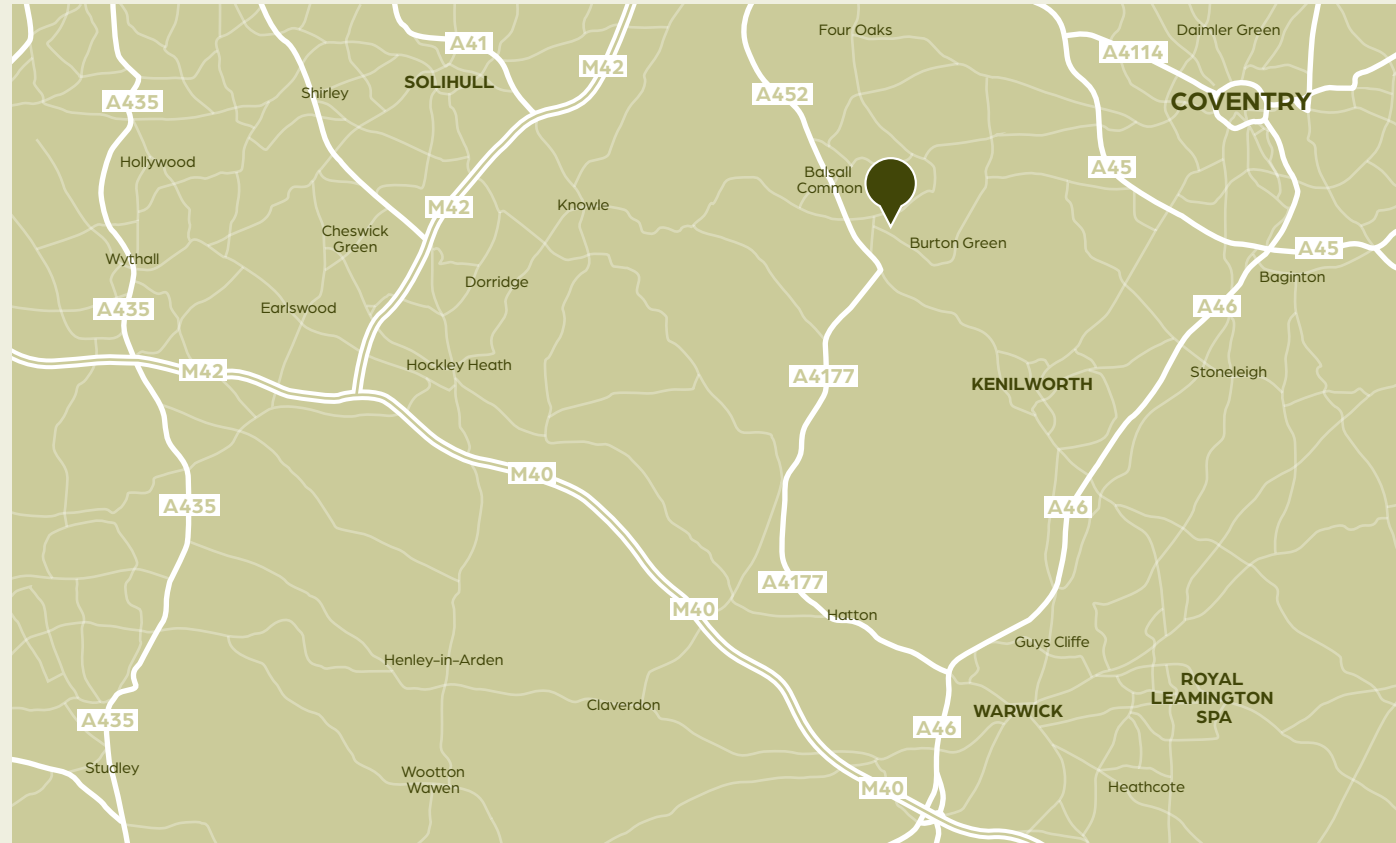
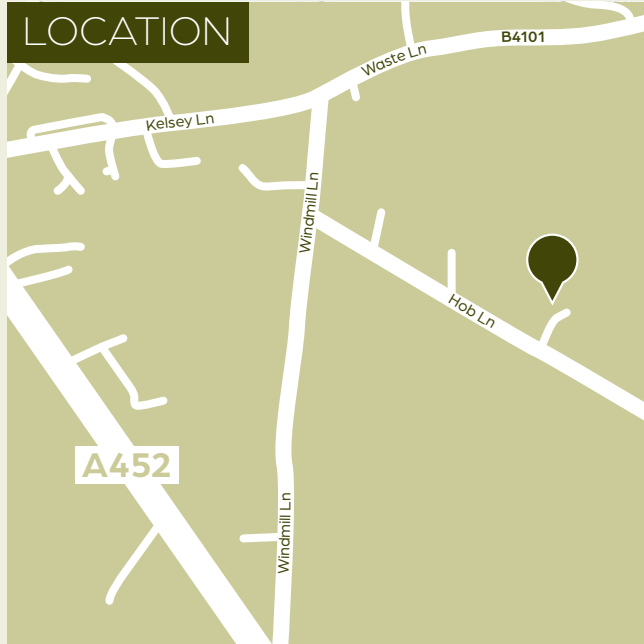
- Air source heat pump, electric central heating with underfloor heating to ground floor and radiators to first floor
- Schuco premium bespoke doors and window glazing system
- External LED lighting to perimeter of house where appropriate operated via dusk to dawn sensors
- Feature laminated oak doors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



Modern living blended with a country feel.

ADDRESS:  
Paddock View,  
Hob Lane, Balsall Common,  
Solihull CV7 7GX

## LOCATION



ALL ENQUIRIES:  
**T: 01926 881 144**  
**E: [info@ehbresidential.com](mailto:info@ehbresidential.com)**

**EHB Residential**  
Somerset House, Clarendon Place,  
Leamington Spa CV32 5QN



### OUR MISSION:

At Wren Homes we believe great design has the power to enhance the way we live, on both a practical and emotional level. Embedded in our values is the creation of solidly built, energy efficient homes that stand the test of time. Creating beautiful places where families and communities can truly flourish.

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.

**DISCLAIMER:** Every care has been taken with the preparation of any property particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check and confirm the information for you. The seller reserves the right to employ or use alternative or substitute materials in carrying out of the works and to vary the works in such a manner as it reasonably thinks fit or to deviate as the circumstances may require from the planning permission or building regulation approval (subject always to obtaining any further requisite approval from the local authority). Measurements have been taken from the architect's plans. When the houses are constructed, the rooms will be measured and purchasers will be advised of any alterations. Nothing concerning the type of construction, the condition of the structure or its surroundings is to be implied from computer generated images shown as these are indicative of how a mature site may appear. Styling details may be subject to variation during the course of construction. All properties are offered subject to being unsold. Development names are for marketing purposes only and may not be adopted by the local authority.