



KELSEY LANE, BALSALL COMMON

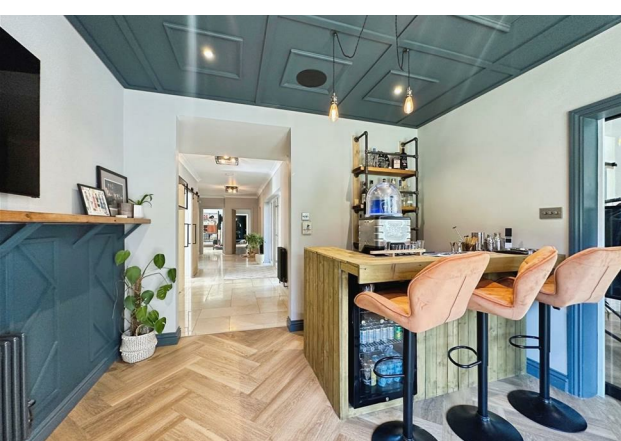
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SALES & LETTINGS



RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY







An extremely stylish home that was constructed around 2002 has now been extended, measuring approximately 4600 sqft and greatly improved over the years. The family home is situated down a private drive and comprises a large entrance hall, living room (used as a games/entertaining room), sitting room, kitchen diner with bi-folds & glass lantern, coffee/drinks & pantry, a deluxe cinema room, guest WC, a first-floor utility, six bedrooms and five bathrooms. There is ample block paved parking, a garden to two sides, which includes a Pétanque Piste, an outdoor kitchen and a hot-tub area. Located in Balsall Common with good access to Solihull, Kenilworth and Coventry.

It's in the details...

#### Entrance Hall

Composite double doors with large uPVC double glazed side windows lead into the hallway. Which has beautiful limestone flooring, two traditional three-column radiators, open doors through to a large cloak storage cupboard, to the dining room, side hallway, guest WC and double sliding oak barn doors through to the living room. There's a good open storage recess and a large opening through to the bar area.

#### Living Room

With beautiful limestone flooring in the huge space, which would make a wonderful living room, currently used as a family entertainment space, which has a stone fireplace, radiators, coving, two sets of uPVC double French doors, as well as uPVC double glazed windows overlooking the garden with modern fitted shutters.

#### Bar/Sitting Room

With herringbone luxury vinyl tile flooring, rustic fixed shelving with detailed panelling and a three-column traditional radiator. Ceiling panelling with speakers, down-lights and uPVC double glazed French doors to the garden. There are sliding black crittal effect doors through to the kitchen diner.

#### Kitchen Diner

Continuation of the herringbone Luxury vinyl flooring, there is a thick quartz kitchen with quartz marble vein centre Island, with matte white fitted units and breakfast bar for four chairs. There's a large induction hob with a Siemens extractor over two fitted Siemens ovens, a Siemens plate warming drawer and a Siemens microwave combination oven. There's a Franke black inset one and a half bowl sink, with an engraved drainer and a surface-mounted Quooker Instant hot water tap. Sliding black crittal effect door through to the coffee/drinks room and a large opening through to the Orangery style extension with continuation of luxury vinyl tile flooring, there is a roof lantern, two sets of bi-folding doors and further quartz worktops and cupboards that include a full size integrated fridge and under counter freezer. Downlighting, under-floor heating and speakers throughout this area.

#### Coffee/Drinks Room

With a continuation of the herringbone luxury vinyl tiled flooring, worktops with storage which includes corner pull-out racking, space for a large wine fridge, double glazed door through to the front garden and a large opening through to the pantry.

#### Pantry

Continuation of the luxury vinyl tiled herringbone flooring, the pantry has been kitted out with wonderful shelving, worktops, a further one and a half bowl sink with drainer and mixer tap. There is space and plumbing for two dishwashers and space for a double fridge freezer.

#### Guest WC

With a continuation of the limestone flooring, there's a toilet, large basin with vanity storage, half down-lights, an extractor and a uPVC double glazed window.

#### Sitting Room

With a continuation of the limestone flooring, uPVC double glazed french doors & windows to the garden. Double radiator and built-in shelving.

#### Study/Ground Floor Bedroom

Luxury vinyl tile flooring, two sets of uPVC double glazed windows with modern fitted shutters and lots of fitted wardrobes. Outdoor through to the en-suite.

#### En-Suite

A fully tiled en-suite which has a concealed waste toilet, bidet, plenty of storage, double bath, central mixer tap with handheld shower attachment. There is a main thermostatic shower with a glass shower screen. There's a stone shelf with a surface-mounted sink, with a mixer tap and an LED mirror. Downlights, chrome radiator and a uPVC double glazed window.

#### Side Hall

Timber effect luxury vinyl tiled flooring, down-lights on a sensor, a door to the ground floor bedroom/gym and a door through to the side entrance.

#### Side Entrance

UPVC double glazed door with matching side window leads into the hallway/vestibule, with a staircase up to the annexe and a door to the side hall and a door to the cinema room.

#### Cinema Room

An amazing bespoke-made cinema room, with a 3 x 1.80m screen JVC laser projector, top quality surround sound speaker system, smart LED lighting and Control 4 automation. Plush carpet, windows that have fitted blinds and there is up lighting. There is a fitted bar with cabinets and glass shelving. Door through to an area which has a uPVC double glazed door to the garden. Also cupboard housing electronics. Underfloor heating.

#### Annexe landing

With timber effect Kamdean flooring, a large Velux window and an oak door through to the annexe.

#### Annex

Which is open plan with timber effect luxury vinyl tiled flooring. There is a white fitted kitchen with timber flat worktop which includes a 1 & 1/2 bowl ceramic sink, with a mixer tap, fitted fridge, fitted washing machine and an induction hob, with an extractor over. There is space for furniture as well as a bed. There are two uPVC double glazed windows, downlights, two large Velux windows and an oak pocket door through to the en-suite.

#### En-suite

A very stylish and spacious en-suite, with a double width shower that has a glass shower screen and flipper panel. A mains





thermostatic rainfall shower, with a handheld attachment, floating handbasin with a black mixer tap, a black towel radiator, a concealed waste toilet and complimentary tiling. LED mirror.

#### Main Landing

There is a huge carpeted landing with a large Velux window, a double wall-mounted radiator, doors leading through to the bedrooms, an airing cupboard, bathroom, utility, storage cupboard and there is a large loft hatch.

#### Bedroom One

Beautiful spacious double bedroom with wonderful Matt grey fitted wardrobes, drawers and dressing table. White column radiator and a pocket door through to the en-suite.

#### En-suite

Amisco tiled flooring, marble effect tiled walls, twin ceramic sink with vanity storage and black mixer taps. Black framed glass quadrant shower enclosure with main thermostatic rainfall shower with handheld attachment. There is an LED mirror, twin shaver point, three-column traditional radiator, a toilet, and a Velux window with a fitted blind.

#### Bedroom Two

Spacious double bedroom with a uPVC double glazed window, three column traditional radiator and an oak door to the en-suite.

#### En-Suite

A wonderful tiled en-suite, with a glass quadrant shower enclosure, heritage style sink vanity unit with mixer tap, tiled boxing areas, electric shaver point, downlights, a toilet, a white towel radiator and a Velux window.

#### Bedroom Three

A double bedroom with a uPVC double glazed window, a radiator and a large walk-in wardrobe.

#### Bedroom Four

A double bedroom with a uPVC double glazed window and a radiator.

#### Bathroom

Beautiful re-fitted bathroom which includes Amtico flooring, a white bath with a black mixer tap, a thermostatic rainfall shower with handheld attachment and a black framed glass shower screen. Two sinks with vanity drawers and mixer taps. Two fitted LED mirrors, a black towel radiator, an electric shaver point, a toilet, downlights and a Velux window.

#### Utility

With worktops which include a stainless steel sink, surface-mounted mix it up, storage cupboards, space and plumbing for a washing machine, space for a dryer, downlighting, two chrome towel radiators, and an extractor and a Velux window.

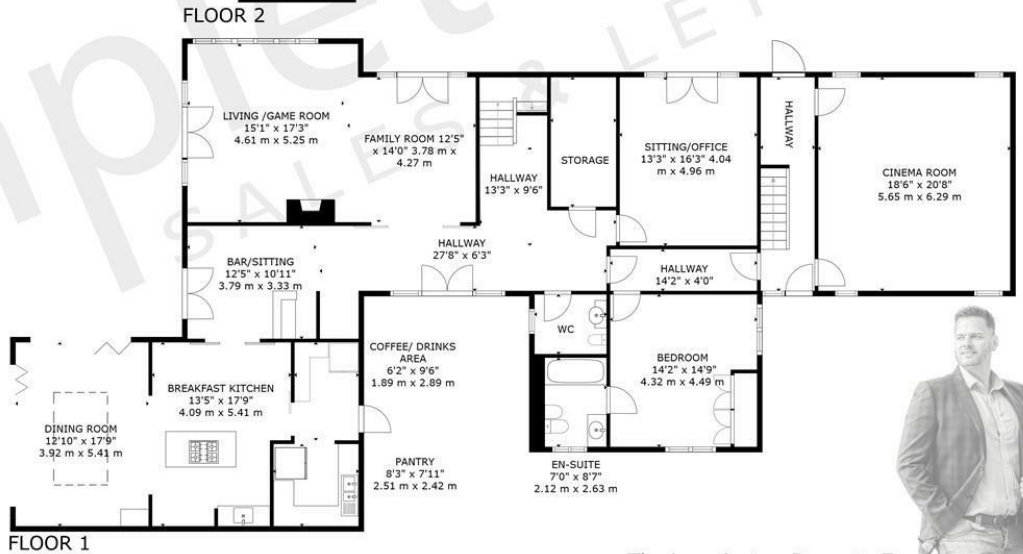
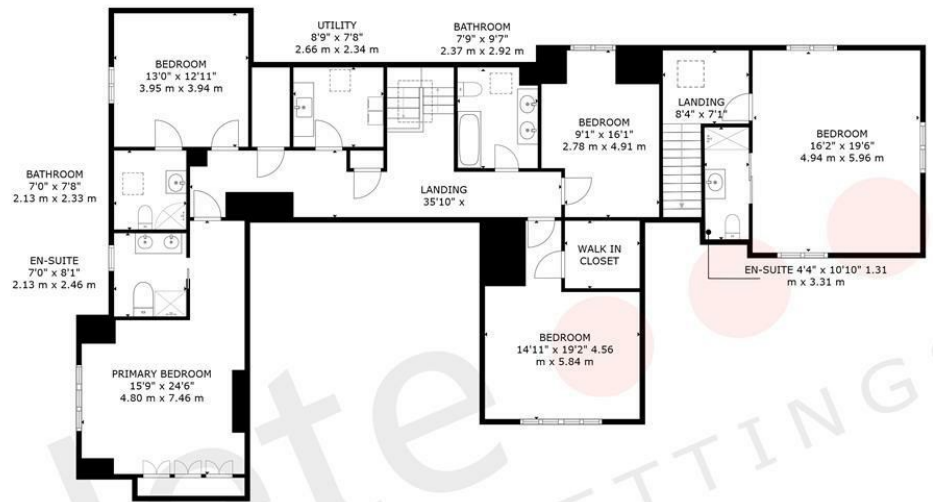
#### Front & Parking

Electric farm style gate leads into the large block paved driveway. Lawn flank on each side of the parking, which can accommodate many vehicles and has a Tesla EV charging point. Perimeter high-level laurel hedgerow and outdoor lighting. A block paved





**GROSS INTERNAL AREA**  
FLOOR 1: 2,670 sq. ft, 248 m<sup>2</sup>, FLOOR 1: 1,983 sq. ft, 184 m<sup>2</sup>  
**TOTAL: 4,653 sq. ft, 432 m<sup>2</sup>**  
EXCLUDED AREA: OUTDOOR KITCHEN 327 sq. ft, 30 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY



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pathway leads to the main entrance door. Access to the garden.

#### Rear Garden

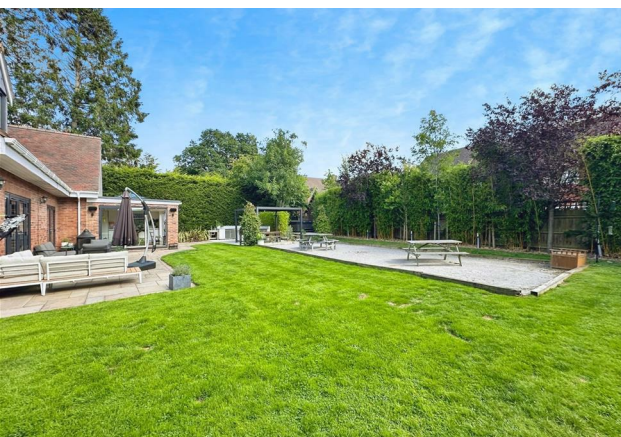
A stunning rear garden which has been landscaped to include large contoured patios and lawn on two sides. There is a Pétanque Piste (Boules pitch), enclosed with sleepers and there is an aluminium Pergola and a wonderful granite outdoor kitchen, with sinks, worktops and electrics. Overall, a very private garden, with tall hedgerows and bamboo screening.

#### Planning Permission

Opportunity as planning permission is in place to go up above the front courtyard to enlarge the upstairs space.

#### Location

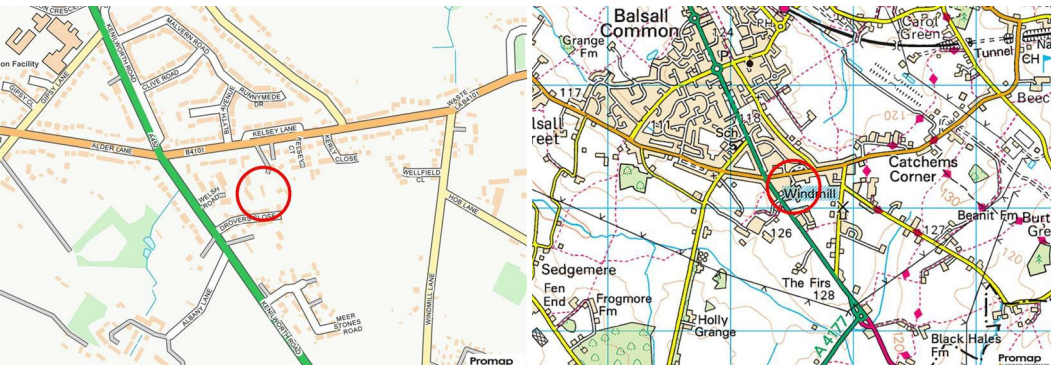
Balsall Common is a well-established village in a rural setting, with easy access to Solihull, Coventry, Kenilworth and Birmingham, providing excellent access to road, rail and airport links. The local station has free parking and direct access to Birmingham and London. The village benefits from a well-regarded primary and secondary school and local leisure amenities include cricket, tennis and golf clubs. There is





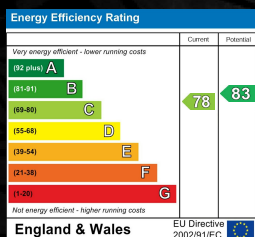


- An Extremely Stylish Detached
- Six Bedrooms & Five Bathrooms
- Delux Cinema Room
- Family/Games Room
- Guest WC, Utility, Drinks/Coffee & Pantry
- Beautifully Presented Over 4600 sqft
- First Floor Annex
- Dining Kitchen With Bi-Folds
- Sitting Room/Office
- Outdoor Kitchen, Private Garden & Drive



## KELSEY LANE, COVENTRY

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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