



SHORTLAND
HORNE

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Property Experts



Drovers Close
Balsall Common CV7 7JB

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* IMMACULATELY PRESENTED CREST NICHOLSON BUILT 3 BEDRROM SEMI * PLEASANT BACKWATER SETTING * IMMACULATELY PRESENTED * 3 BEDROOMS PRINCIPAL WITH ENSUITE SHOWER ROOM * 2 ALLOCATED CAR PARKING SPACES * VIEWING HIGHLY RECOMMENDED

Nestled in this cul dec sac setting just off Kenilworth Road, here is a delightful 3-bedroom Crest Nicholson built semi-detached house which is a true gem on a small, select development on the outskirts of Balsall Common,. This family home is within easy distance of the local village amenities with shops and bus services, as well the A45 to the M42/ M6 road networks.

As you step inside, you'll be greeted by a beautifully presented interior that exudes elegance and style. The principal bedroom comes complete with its own ensuite shower room, offering a touch of luxury and convenience.

Each room has standout features with the sleek dining kitchen with built in appliances to the cosy living spaces, every corner of this home has been meticulously cared for, creating a warm and inviting atmosphere.

Parking will never be an issue with two allocated spaces directly in front of the property, ensuring you always have a convenient place to park your vehicles and having secluded gardens to the front, side and rear with side lean to store .

The Freehold semi detached house has a monthly charge of £19 for the maintenance of the communal gardens which must be confirmed with the vendors solicitors.

Don't miss out on the opportunity to make this house your home. With its desirable location, modern amenities, and thoughtful design, this property is sure to capture the hearts of those seeking a comfortable and stylish living space between Coventry and Solihull.

selling quality
property since 1995

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Dimensions

ENTRANCE HALL

VIEWING HIGHLY
RECOMMENDED

CLOAKROOM

FULL WIDTH
LOUNGE

5.9 x 3.73

DINING KITCHEN

4.52 x 3.10

LANDING

BEDROOM ONE

5.31 x 3.15

ENSUITE SHOWER
ROOM

BEDROOM TWO

3.15 x 3.05

BEDROOM THREE

3.00 x 2.13

BATHROOM

DIRECT ACCESS TO
TWO CAR PARKING
SPACES

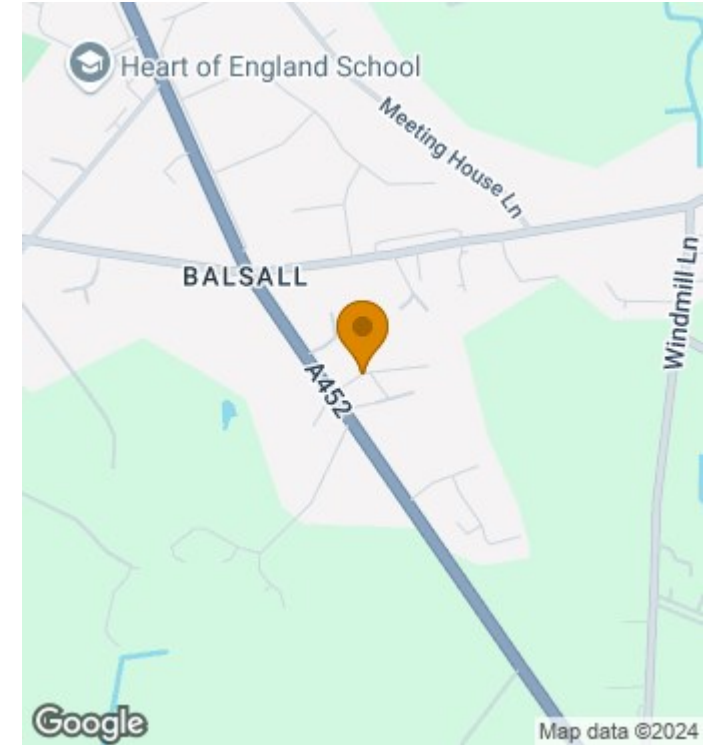
FRONT , SIDE &
PRIVATE REAR
GARDEN

 [shortland-horne.co.uk](https://www.shortland-horne.co.uk)

Floor Plan



Location Map



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

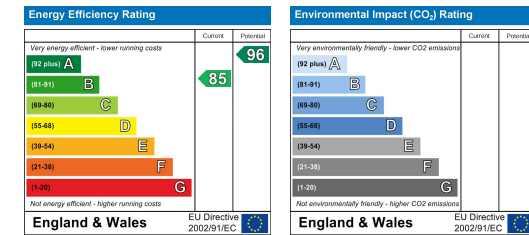
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

EPC



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