





# Elm Grove Balsall Common CV7 7PP

for sale offers over  
**£550,000**



## Property Description

A beautifully presented four bedroom detached family home in the sought-after Balsall Common. Tucked away on Elm Grove, this property sits in the perfect location; blending a peaceful position with the convenience of a short walk to shops, Berkswell Station and the Outstanding Balsall Common C of E and Heart of England Secondary.

Offering fantastic living space with two large reception rooms, a good-sized kitchen and guest WC making up the ground floor. To the second floor there are four great sized bedrooms, three of which are doubles, and a beautifully finished family bathroom. The property also benefits from an impressively large, detached garage which has the potential to be converted into further living space, maybe even offering scope for an annex for anyone interested in multi-generational living.

## Approach

The property is approached by UPVC part glazed door into:

## Entrance Porch

Matching side windows; ceramic tiled floor; front door leading into:

## Reception Hallway

## Guest Cloakroom

White suite comprising low level WC; wash hand basin; heated towel rail; central heating boiler; cupboard housing the electric box; ceramic tiled floor.

## Open Plan Dining Room

Amtico flooring; UPVC double glazed French doors overlooking and leading to garden; coving to ceiling; double doors leading through to:

## Lounge

A light and airy room having Dual aspect UPVC double glazed windows to the front and side; Amtico flooring coving to ceiling; two radiators.

## Kitchen

Fitted with a range of cream fronted base and wall mounted units incorporating complementary work surfaces: Villeroy and Boch Belfast sink with mixer tap; ceramic tiling to splashback area; Stainless Steel Rangemaster Electric Cooker double oven and grill with matching illuminated cooker hood: above space for washing machine and tumble drier; UPVC double glazed window to the rear; UPVC double glazed door to the side; radiator; optional American style fridge Freezer.

## Stairs Rising Onto Landing

Staircase from the dining room; access to loft space; part-boarded.



## Bedroom One

Fitted wardrobes comprising three double wardrobes with hanging space and shelving within; radiator; UPVC double glazed window to the front.

## Bedroom Two

Door into storage cupboard providing hanging space with shelving below; radiator, UPVC double glazed window to the rear.

## Bedroom Three

UPVC double glazed window to rear.

## Bedroom Four

Radiator; UPVC double glazed window to front.

## Family Bathroom

Re-fitted with a white contemporary suite comprising bath with mixer tap and shower attachment; low level wc; wash handbasin with mixer tap; double shower cubicle with mains shower fitted heated towel rail; two built in cosmetics cabinets; ceramic tiled floor; extractor fan; obscure UPVC double glazed window to side.

## Tandem Garage

(Linked ) Up-and-over door; window to side; personal door into rear garden.

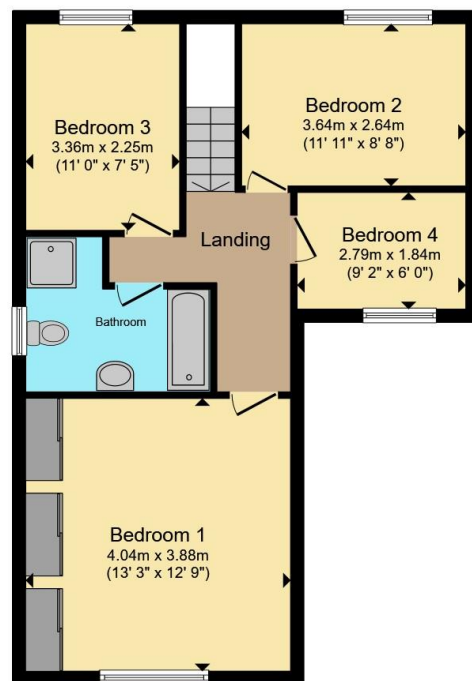
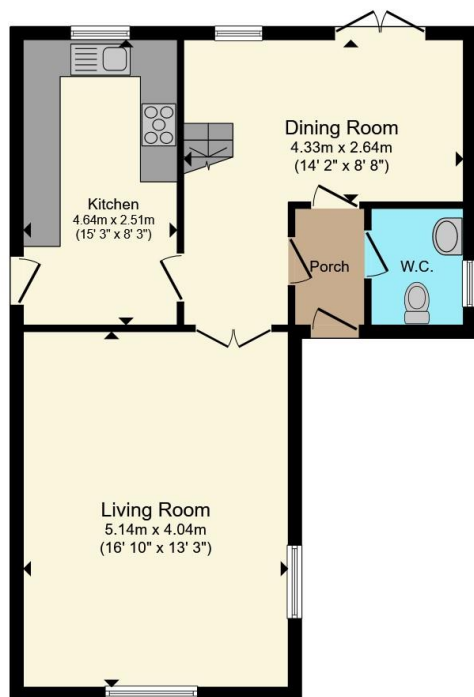
## Outside

To the front of the property is a block paved driveway offering parking for 3-4 cars and giving direct access to the garage: to the side there is a shaped lawn and gated side access through to

## Rear Garden

The rear garden is enclosed with wooden fencing ; patio leading to lawn; shrubs and borders; gated access to both sides and access to the garage, optional aviaries.





Total floor area 144.8 m<sup>2</sup> (1,559 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: E

Tenure: Freehold

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