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Tudor Close
Balsall Common CV7 7PU

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A fantastic opportunity to acquire this spacious and versatile two/three-bedroom detached bungalow, occupying a delightful plot within a quiet and highly desirable cul-de-sac in the sought-after village of Balsall Common. Boasting a substantial driveway providing ample off-road parking, an extended garage and a beautiful, mature and fully enclosed rear garden offering an excellent degree of privacy, this wonderful property provides generous single-storey accommodation ideally suited to downsizers, families and those seeking flexible living arrangements.

Offering approximately 1,491 sq ft of accommodation including the garage, the property benefits from a thoughtfully arranged layout, with spacious reception areas, well-proportioned bedrooms and the added flexibility of a third bedroom or home office.

Upon entering the property, a welcoming entrance hallway provides access to the principal accommodation. The impressive living room is a particular highlight, offering an abundance of space for comfortable seating and entertaining. Double doors open into a delightful sunroom, which enjoys attractive views across the mature rear garden and provides a wonderful additional reception space. With doors opening directly outside, this is an ideal spot to relax and enjoy the garden throughout the changing seasons.

The kitchen is conveniently positioned towards the front of the bungalow and offers a practical arrangement with ample space for storage, preparation and everyday cooking, together with access to the side hallway.

The bedroom accommodation is equally impressive, comprising two generously proportioned double bedrooms, with one benefiting from its own en-suite facilities. A further versatile room, currently identified as a bedroom/office, provides excellent flexibility and could comfortably serve as a third bedroom, home office, hobby room or additional guest accommodation, depending on individual requirements. A separate family bathroom and additional guest WC complete the internal accommodation.

Externally, this property really does come into its own. To the front is a substantial driveway providing ample off-road parking for several vehicles and leading to an extended garage, offering excellent space for secure parking, storage or workshop use.
The rear garden is undoubtedly one of the property's standout features. Beautifully mature, fully enclosed and enjoying an excellent degree of privacy, the garden provides a wonderfully peaceful outdoor setting. With established trees, shrubs and planting creating a natural backdrop, the garden is particularly appealing for those who enjoy gardening, outdoor entertaining or simply relaxing in their own private surroundings. The fact that the garden is not directly overlooked further enhances its appeal.

Positioned within a quiet and established residential cul-de-sac, the bungalow enjoys a superb location in the heart of Balsall Common, with convenient access to local shops, amenities, schools and excellent transport connections, including Berkswell Railway Station, providing links towards Birmingham, Coventry and London via connecting services.

Properties of this nature, offering such versatile accommodation, generous parking, an extended garage and a beautifully private mature garden, are rarely available in this highly regarded location. An internal inspection is strongly recommended to fully appreciate the space, setting and potential this wonderful detached bungalow has to offer.

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Dimensions

GROUND FLOOR

Entrance Hallway
1.07m x 1.70m

W/C
2.24m x 0.91m

Kitchen
3.66m x 3.66m

Lobby
2.97m x 1.37m

Garage
8.00m x 2.69m

Office
2.11m x 3.58m

Living Room
4.24m x 6.50m

Sunroom
3.38m x 3.58m

Bedroom
3.66m x 3.91m

Bathroom
2.03m x 2.59m

Bedroom
3.35m x 3.94m

En-Suite
0.74m x 2.74m

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Floor Plan



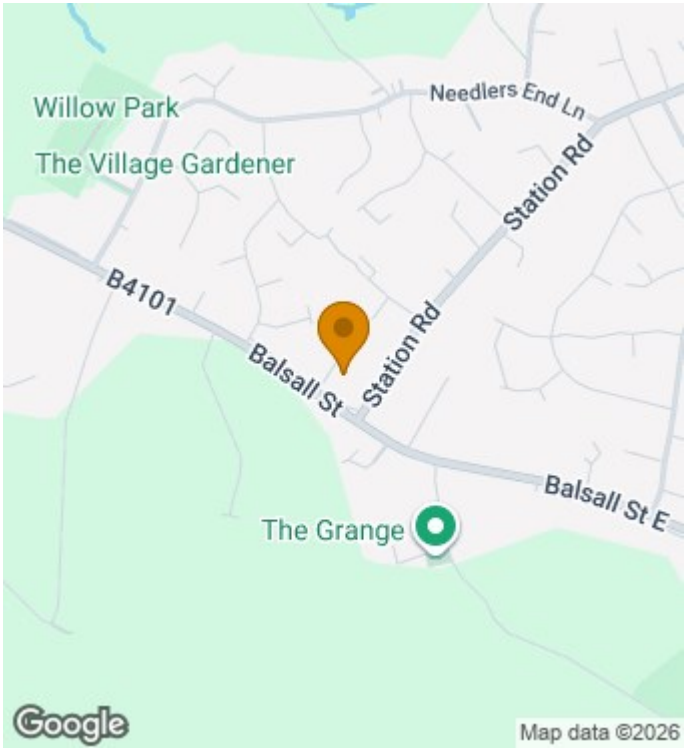
Total area: 1491.00 sq ft

Disclaimer

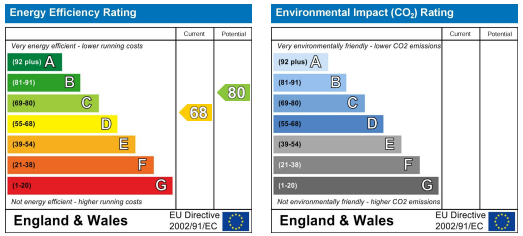
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 ccordance 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.

Location Map



EPC



02476 222 123
lettings@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

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