

# EB&P

## STATION ROAD

Balsall Common



[www.ebandp.com](http://www.ebandp.com) | 01564 791010

# STATION ROAD

Balsall Common

Magnificent Victorian  
semi-detached residence  
fully refurbished and  
significantly extended  
by the renowned  
Hampton Group.



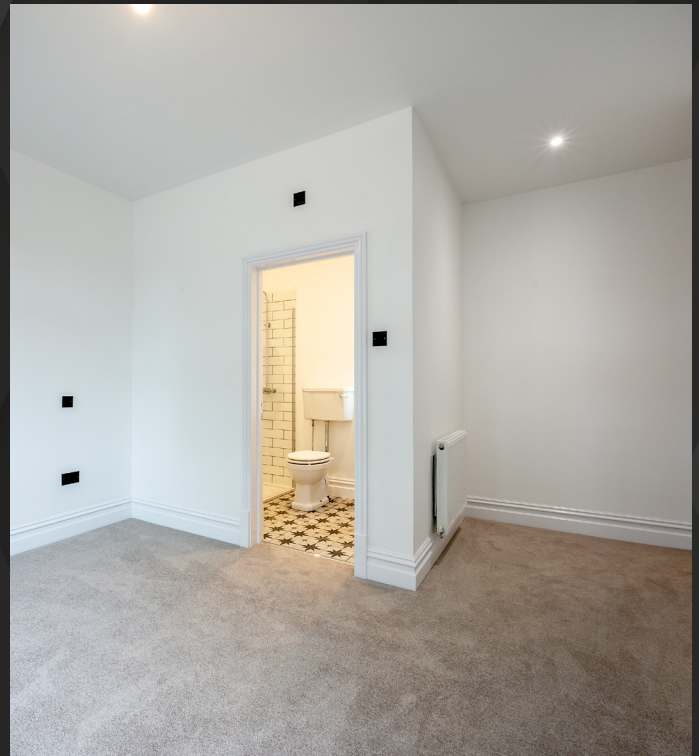
- 2,704 sq. ft. of accommodation arranged over three floors (including garage with automated door), a brand new gas boiler and fully re-wired electrics
- Grand entrance hallway with impressive staircase and period detailing throughout
- Double glazed throughout with flush Sash windows
- 5 bedrooms, 4 bathrooms plus 2 separate WC's
- Largest first-floor bedroom ideal as a principal suite with dressing area and garden views
- Second floor bedroom suite with ensuite and dressing room and/or home office
- Stunning open-plan family kitchen and family area with underfloor heating & Bosch appliances
- Southerly aspect providing abundant natural light to principal rooms and a large garden with good side access
- Large gravel driveway with parking for at least four to five vehicles, in a highly convenient Balsall Common location



## GENERAL INFORMATION

- **TYPE:** Detached
- **BEDROOMS:** 5
- **BATHROOMS:** 4
- **SIZE:** 251.2m<sup>2</sup>
- **TENURE:** Freehold
- **POSTCODE:** CV7 7FF
- **EPC:** Rating C
- **LOCAL AUTHORITY:** Solihull Metropolitan Council
- **TAX BAND:** E
- **BROADBAND:** Cable and Fibre
- **SERVICES:** All main services are connected.





Perfectly positioned in the heart of Balsall Common, this magnificent Victorian residence has been meticulously extended and fully refurbished by the renowned Hampton Group.

Set over three impressive floors and extending to approx. 2704 sq.ft, the home welcomes you via a grand hallway. Original features, from decorative mouldings to period proportions, blend seamlessly with crisp finishes and high end fixtures, creating a home that is both timeless and effortlessly liveable.

The heart of the ground floor is a stunning open-plan family kitchen. The dining area has a well-sized atrium ceiling window, and enjoys direct garden access from the bifold doors. This is a space designed as much for relaxed family living as it is for stylish entertaining. In addition, the ground floor features a living room and a separate WC accessed from the hallway.

On the first floor, there are four well proportioned bedrooms and three beautifully appointed bathrooms, plus a separate WC.

The second floor offers two further bedrooms and a stylish ensuite, presenting the flexibility to create a large top-floor principle suite. The 6th bedroom would make an ideal dressing room or private home office.

Throughout the home, careful attention has been paid to proportions, light and flow. Living areas are spacious yet inviting and the property's recent extension integrates seamlessly with the original structure and Victorian character.



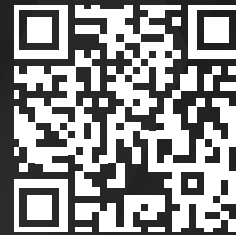
Externally, the property enjoys a southerly aspect, allowing sunlight to flood the principal rooms and gardens throughout the day. A substantial gravel driveway provides parking for at least four, if not five vehicles, adding both practicality and a grand sense of arrival. The single oversized garage (with a fully automated door) also incorporates a well-appointed utility area that has been fitted with cabinetry matching the kitchen, including a sink and space for a washing machine and tumble dryer.

The location is one of unrivalled convenience—moments from the amenities of Balsall Common and within easy reach of transport links—making it an ideal base for both local life and commuting.

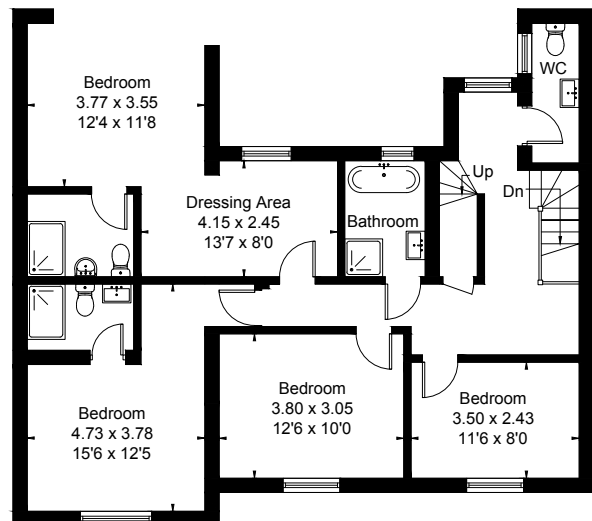
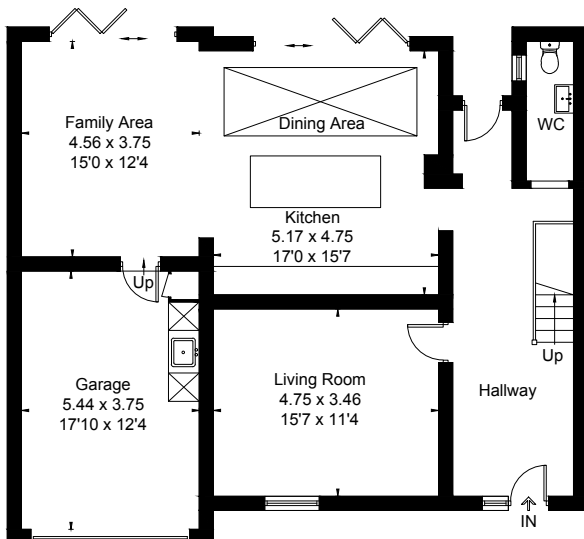
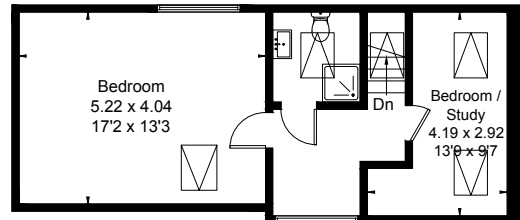
This exceptional property is a rare opportunity: a period home restored to perfection, ready for immediate enjoyment without compromise.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	73 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

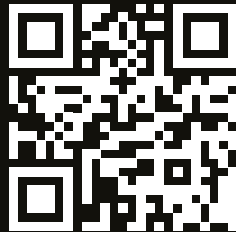


SCAN TO VIEW LOCATION MAP



Approximate Floor Area = 251.2 sq m / 2704 sq ft (Including Garage)

All measurements are approximate and should be used for illustrative purposes.



**SCAN OR CLICK HERE TO VIEW  
OUR PROPERTY PORTFOLIO**

#### **AGENTS' NOTE**

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to EB&P and under no circumstances are to be reproduced by a third party without prior permission.

#### **ANTI MONEY LAUNDERING (AML)**

We will appreciate your co-operation in fulfilling our requirements to comply with anti-money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, EB&P as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering. There will be a nominal charge to each buyer for EB&P to conduct the AML checks.



**EB&P LIMITED**

124 Station Road, Knowle, Solihull, B93 0EP

[www.ebandp.com](http://www.ebandp.com) | 01564 791010