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**175A Kenilworth Road, Balsall Common, CV7 7ES**

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## **Guide Price £1,800,000**

Located on the desirable Kenilworth Road in Balsall Common, which is only 7.5 miles from Solihull, this impressive house offers a perfect blend of space, comfort, and modern living. The Council Tax Band is F and is paid to Solihull Metropolitan Borough Council. The property is set within a generous half-acre plot, and boasts five well-appointed bedrooms and five bathrooms, making it an ideal family home.

Upon entering, you are greeted by three spacious reception rooms, including a welcoming lounge and a separate dining room, perfect for entertaining guests or enjoying family gatherings. The large kitchen breakfast room is a highlight of the home, providing ample space for culinary creativity and casual dining.

The property also features a double garage, which includes a studio above, offering versatile space that could be used as a home office/gym, or additional guest accommodation.

With its expansive grounds and thoughtfully designed interiors, this house is not just a place to live, but a sanctuary for those seeking a tranquil lifestyle in a vibrant community. Balsall Common is known for its excellent local amenities, schools, and transport links, making it a highly sought-after location for families and professionals alike.

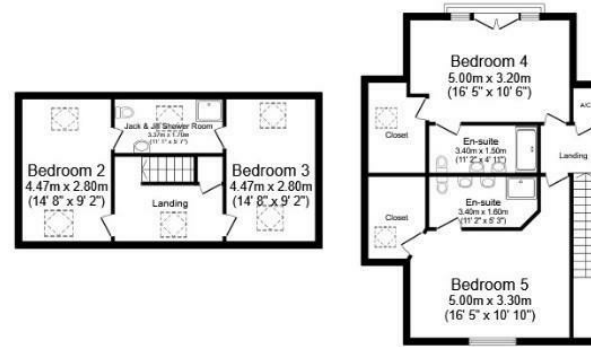
This remarkable property presents a unique opportunity to enjoy spacious living in a picturesque setting. Do not miss the chance to make this house your new home.

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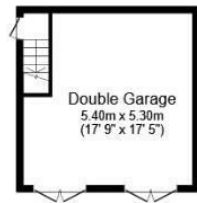




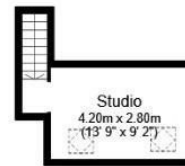
Ground Floor  
Floor area 199.1 sq.m. (2,143 sq.ft.)



First Floor  
Floor area 105.3 sq.m. (1,134 sq.ft.)



Garage Ground Floor  
Floor area 28.6  
sq.m. (308 sq.ft.)



Garage First Floor  
Floor area 15.3  
sq.m. (165 sq.ft.)

Total floor area: 348.3 sq.m. (3,749 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

APPROACH

The FIVE BEDROOMED, FIVE BATHROOMED property sits in its own HALF-ACRE PLOT and is approached through secure electric gates over a private driveway with ample parking for multiple cars. Built in 2017 and thoughtfully extended in 2019, this home has been meticulously designed to combine modern elegance with practical family living.

ON THE GROUND FLOOR

Front door with opaque glazed side screens leads directly into the Hall.

ENTRANCE HALL

Having oak flooring with underfloor heating, inset lights to ceiling and storage cupboard off. Doors to:

SNUG/OFFICE (front)

14'1" x 8'6"

Having oak flooring with underfloor heating, UPVC double glazed square bay to front aspect, and inset ceiling lighting.

DOWNSTAIRS BATHROOM (side)

14'1" x 6'6"

Being fully tiled to floor and walls, having underfloor heating, four piece bathroom suite comprising:- bath, double shower cubicle, hand wash basin with storage cupboards below and WC. Also, opaque window to side aspect and chrome heated towel rail.

DOWNSTAIRS MASTER BEDROOM (rear)

21'3" x 14'1"

Having oak flooring, bi-fold doors to rear garden, range of fitted bedroom furniture in an oak style comprising wardrobes and drawers.

EN SUITE SHOWER ROOM

10'9" x 6'6"

Being fully tiled to walls and floor, having UPVC opaque double glazed window to side aspect, double shower cubicle, wall mounted twin wash hand basins with drawers below, WC and chrome heated towel rail.

OPEN PLAN BREAKFAST KITCHEN (rear)

33'9" x 14'2"

Having bi-fold doors to rear garden, feature log wood burner (currently not connected), a range of white gloss fronted cabinets to one wall with integrated appliances, double oak and part-glazed doors to Lounge and Dining Room, inset ceiling lights and porcelain tiles to floor. Also, cupboard housing the Worcester Bosch central heating boiler.

DINING ROOM (rear)

11'1" x 7'9"

Leading off the kitchen - having porcelain tiled floor and patio doors to garden.

UTILITY/LAUNDRY ROOM

11'1" x 5'6"

Leading of the kitchen - having fitted cupboards and drawers in grey gloss incorporating sink unit with mixer tap. Also, space for other appliances.

LOUNGE (dual aspect)

32'8" x 23'8"

Leading off the kitchen - having porcelain floor tiles, bi-fold doors to the rear garden and patio, patio door to front and two UPVC double glazed windows to side aspect. Also, a striking marble media wall including space for TV above feature inset fire. Additional oak door leads to outside door to the side of the property.

ON THE FIRST FLOOR (off the Hall)

Oak staircase with oak and glass balustrade leads off the hall to the first floor LANDING having cupboard housing gas-fired central heating boiler and UPVC double glazed window to side aspect.

BEDROOM 2 (front)

14'7" x 9'2"

Being a double sized bedroom - having Velux style window with blinds, a range of fitted oak style fitted wardrobes and drawer. Also door to Jack-and-Jill Bathroom.

BEDROOM 3 (front)

14'7" x 9'2"

Being a double sized bedroom - having Velux style window with blinds, a range of fitted oak style fitted wardrobes and drawers. Also, door to Jack-and-Jill Bathroom.

JACK-AND-JILL SHOWER ROOM

11'0" x 5'6"m

Having a three piece suite comprising shower cubicle, wash hand basin with cupboards below and WC. Also, further storage cupboard, chrome heated towel rail, tiled floor and part tiling to walls.

ON THE FIRST FLOOR (leading off the kitchen)

Second LANDING having large AIRING CUPBOARD off. Leading off:

BEDROOM 4 (rear)

16'4" x 10'5"

Having French door and Juliet balcony overlooking the rear garden, storage cupboard, and door to:

DRESSING ROOM/CLOSET

Having Velux style window, hanging and shelving space, dressing table area and central heating radiator.

EN SUITE SHOWER ROOM

11'1" x 4'11"

Being tiled to walls and floor and having suite comprising double shower cubicle, twin wash hand basins with drawers below and WC. Also chrome heated towel rail.

BEDROOM 5 (front)

16'4" xx 10'5"

Having UPVC double glazed window overlooking the front aspect, central heating radiator and door to:

DRESSING ROOM/CLOSET

Having Velux style window and central heating radiator.

EN SUITE SHOWER ROOM

11'1" x 5'2"

Being tiled to walls and floor and having suite comprising double shower cubicle, twin wash hand basins with drawers below and WC. Also chrome heated towel rail.

OUTSIDE

SOUTH FACING REAR GARDEN

Mainly laid to lawn with mature trees, shrubs and patio area. Also, various outside lights around the property. There is a bin area behind the garage/studio. The rear garden backs onto Lavender Hall Park.

DETACHED DOUBLE GARAGE

17'8" x 17'4"

Having separate staircase access to the Studio above.

STUDIO OVER GARAGE

13'9" x 9'2"

Ideal for home office or gym having central heating radiator, two Velux style windows, also inset ceiling lights.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F.

SERVICES

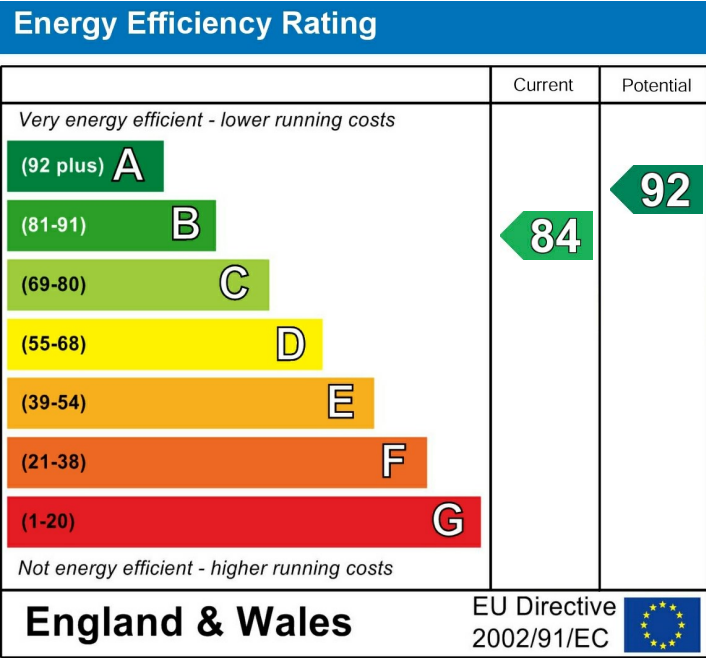
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



