



## The Endun, Balsall Street, Balsall Common

- Bright and Airy Sitting Room Overlooking the South-West Facing Rear Garden
- Mature Garden with Summerhouse and Greenhouse
- Vacant Possession
- Approximately 1,354 sq.ft
- Three Well-Proportioned Bedrooms + Bathroom
- Garage with Car Port and Further Driveway Parking
- One of Three Bungalows Built in 1955

**Guide Price £500,000**



# The Endun, Balsall Street, Balsall Common

## DESCRIPTION

Located in the charming village of Balsall Common, this delightful three-bedroom detached bungalow on Balsall Street offers a perfect blend of comfort and convenience. The property boasts a spacious lounge / dining room, ideal for both relaxation and entertaining. The well-appointed kitchen provides a functional space, while the bathroom and a convenient separate WC enhance the practicality of the home.

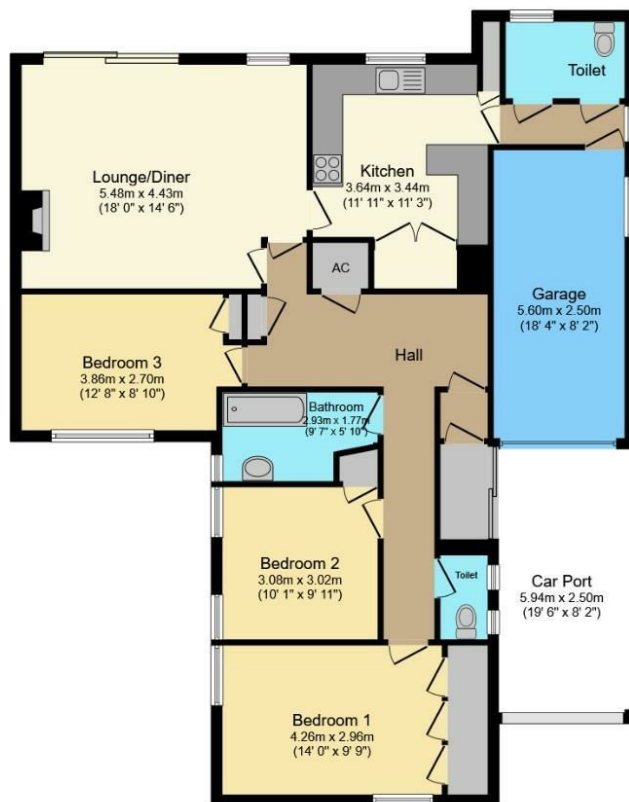
One of the standout features of this bungalow is its south-west facing garden, which invites an abundance of natural light and creates a warm, inviting outdoor space. Whether you wish to enjoy a quiet afternoon in the sun or host gatherings with family and friends, this garden is sure to impress.

Additionally, the property includes a single garage, car port, and further driveway parking. This bungalow is perfect for those seeking a peaceful lifestyle in a friendly community, with local amenities and transport links just a stone's throw away.

In summary, this charming bungalow in Balsall Common presents an excellent opportunity for families, retirees, or anyone looking for a comfortable and practical home in a desirable location. Don't miss the chance to make this lovely property your own.







Total floor area 126.6 sq.m. (1,363 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).

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### Viewings

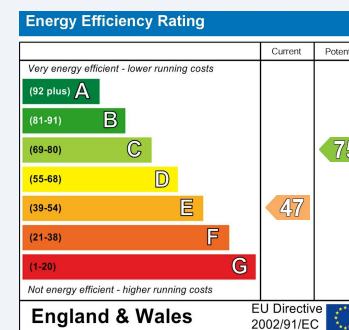
Please contact [knowlesales@hunters.com](mailto:knowlesales@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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1626 High Street, Knowle, B93 0JU  
Tel: 01564 770707 Email: [knowlesales@hunters.com](mailto:knowlesales@hunters.com) <https://www.hunters.com>

