



ginger

MALVERN ROAD

BALSALL COMMON

# WELCOME

This is a wonderful five bedroom detached home set in this highly sought-after location. A comfortable family home, of which the moment you step inside you will feel immediately at home. The property delivers generous accommodation throughout, and has the benefit of a loft conversion providing a double sized bedroom. The property is ideally located within a short walking distance to the village schools, giving easy access to the village centre, and a short walk to Berkswell train station.

Once inside, the hallway offers a general space, leading into the super-comfortable living room with a feature real fire, a large family dining room with patio door leading out to the pleasant sun room, downstairs cloakroom and a modern re-fitted kitchen/breakfast. There are two utility areas, one for easy access to the garden, having plumbing for washing machines and a second utility near the garage, perfect for your additional fridges and freezers.

Upstairs, the family landing gives access to the original four bedrooms and family bathroom, with bedrooms two and three being generous sizes, and further stairs leading to the loft conversion which offers a large bedroom space. The family bathroom has the benefit of both a bath and a separate shower.

Outside, to the front there is a fore-garden and driveway, the rear of the property benefits from a large private garden offering an extensive patio and a generous lawn-perfect for the children and family dog to play safely.

## KEY FEATURES

- Five bedroom detached family home
- Set in a highly desirable and peaceful location
- Easy reach of schools, village shops and Berkswell train station
- Loft conversion providing double sized 5th bedroom
- Large living room and separate family dining room
- Sun room
- Two utility spaces
- Generous kitchen breakfast room
- Double garage and driveway
- Large secluded rear garden



## APPROACH

The property is set along a peaceful and popular road set back from the road side edge. There is a delightful front garden, and off road parking.

## HALLWAY

Welcome inside this spacious family home. The moment you step inside you will appreciate the space that is on offer in this period property. There's plenty of room in the hall for a console table for your telephone, keys and lamp, as well as there being a central heating radiator, power and telephone point. The hallway gives access to the living room, dining room, cloakroom, kitchen and utility with stairs rising to the bedrooms and bathroom.

## CLOAKROOM

Ideally positioned off the hallway, offering a toilet, wall-mounted hand wash basin with individual taps and a useful airing cupboard which is also home to the boiler. The cloakroom is neutrally tiled, as well as having a ceiling light.



## LIVING ROOM

The generous family living room is super-comfortable and enjoys a feature double glazed bay window with an accompanying radiator, sharing a view out to the front garden. The living room also benefits from a real fire with grate, hearth and brick surround being the central focal point. The room is beautifully presented in a classic period design, carpets and a ceiling light. The living room delivers plenty of floor space for multiple sofas, media centre and additional living room furniture. There's also a power point, and TV aerial socket.



## DINING ROOM

The dining room is set to the rear of the property and is a fabulous size. We particularly love the feature Victorian fireplace, offering a gas coal-effect fire, pine surround and tiled hearth. The dining room provides plenty of floor space for your large family dining table, perfect for family gatherings and social events, and there is still plenty of floor space around the room for your bookcases, dining furniture and media centre. There are twin central heating radiators with thermostat, and a wooden sliding door leading out to the sun-room.



## KITCHEN / BREAKFAST ROOM

The kitchen/breakfast room is located at the rear of the house, offering a view of the lovely rear garden. The kitchen boasts an excellent range of cream modern units, with a modern Frankie stainless steel sink with brushed mixer tap, as well as having the benefit of an AEG double oven with grill, and an AEG electric hob over complimented by a modern AEG extractor hood over. There is provisions here for your own free-standing dishwasher; as well as there being space to the side for a breakfast table. This is a perfect area to place your television on the wall to catch the morning news. There is a central heating radiator with thermostat control. The kitchen is beautifully styled in a light modern decor having Victorian style, white splash-back tiling, and beautifully complimented with an oak-effect work surface. Door leading out to the utility and garden.





## MASTER BEDROOM

This bedroom delivers generous floor space, providing plenty of room for your large bed, side tables, as well as having a fitted storage dressing area in the bay window overlooking the front elevation. This spacious bedroom also has the benefit of fitted wardrobes with mirrored sliding doors, as well as providing an en-suite shower room. The bedroom is lightly and stylishly presented with a neutral presentation and feature wall design, as well as having a central heating radiator and ceiling light.



## ENSUITE

The main bedroom has the benefit of a modern en-suite shower room. Providing a large shower cubicle with bi-folding doors and a mains fed shower attachment. There is a white hi-gloss vanity unit with wash basin over and bathroom cabinet above as well as a WC with dual flush control, modern tiles, vinyl flooring and chrome towel radiator. In addition, a leaf-pattern double glazed window to the side elevation, ceiling light and extractor.



## BEDROOM TWO

The second bedroom is located at the front of the property on the first floor. We love the feature bay window delivering a view over the front elevation and fore-garden. This is a generous space, and perfect for the younger member of the family to fit a large bed, their free-standing wardrobes and desk plus leaving plenty of room for toys. The bedroom is designed with fun colours, carpets as well as having a central heating radiator.



## BEDROOM THREE

The third bedroom is located at the rear of the property, enjoying a stunning view of the large rear garden through the double glazed window. This is a cracking bedroom, again perfect for the younger member of the family to have plenty of bed space, room for the free-standing wardrobes, and lots of space for their desk and additional furniture. This is a beautifully presented bedroom with plenty of natural light, central heating radiator with thermostat control and ceiling light.

## BEDROOM FOUR

The fourth bedroom is positioned at the rear the house enjoying the view of the rear garden through a double glazed window. This bedroom is ideal as a single sized bedroom, or should you work from home, then this makes for an excellent home office. The bedroom is neutrally presented with light fluffy carpets, and has a central heating radiator with thermostat control complimented by a ceiling light. There are plenty of power points in the space should you wish to use as your office.



## BATHROOM

The family bathroom is a great size, and offers a bath with a Victorian style mixer tap and combined shower head, a pedestal wash basin with individual Victorian style taps, a shower with mains control and a WC. The bathroom is neutrally tiled, as well as having a leaf pattern double glazed window to the rear elevation. Central heating radiator with thermostat control and ceiling spotlights.



## OTHER SPACES

### TOP FLOOR LANDING

This property benefits from a generous loft conversion. The landing area is neutrally presented enjoying a double glazed opening window on the side elevation. In addition, there is access to the eaves storage which is boarded and has lighting. Access to bedroom five.

### BEDROOM FIVE

This property benefits from a loft conversion to create this large fifth double sized bedroom on the top floor. This space is adaptable, currently being used as a hobby room and provides plenty of space for a large bed and side tables, perfect for a child's bedroom, having the benefit of their own private space, providing all the room in the world for their toys. The bedroom enjoys a double glazed window on the front elevation, as well as a central heating radiator.

### UTILITY ONE

The door from the kitchen leads out to a vestibule area which then gives access into this primary utility room. There is a useful work surface and plumbing for your washing machine and dryer, with additional store cupboards over, as well as power and a window to the rear elevation. The space is conveniently located next to the rear door leading out to the garden for you to pop out and hang out your washing.

### UTILITY TWO

There is a useful space that sits between the lobby area leading to the kitchen and the access to the double garage. Perfect for your additional fridge/freezers, providing extra storage, and a ceiling skylight. It's also access here for the under stairs storage cupboard.

### SUNROOM

This is a simple but effective use of space, recently redecorated with new carpets, enjoying a delightful view of the large and secluded rear garden. There are sliding patio doors for those warmer days, and plenty of room here for your chairs and sofa, an ideal space for a coffee with friends in this relaxing environment.



## GARDEN

One of the advantages of buying an older property in this village, is that they normally come with a large rear garden. This property certainly benefits from this feature. The garden is a delightful private space, and enjoys a large patio area when you step out from the utility and sunroom, with a generous lawn area with path leading down to the rear. This is a great place for the children to play, and for the dog to run around at their hearts content.

In addition, towards the rear of the garden is a child's play area, having a soft surface and a shed located at the rear. Furthermore there is a summerhouse, which could be used as a child's play area or home office. We are advised there is electric installed.







## DOUBLE GARAGE

The double garage has the benefit of an electric up and over vehicle access door to the front elevation, and a personal door leading into the second utility. The garage delivers excellent space, with plenty of room for storage cupboards, as well as having a skylight, lighting and power.



## TECHNICAL

We are advised this property is Freehold, please seek confirmation from your legal representative.

We are advised the council tax is band F and payable to Solihull Metropolitan Borough Council.

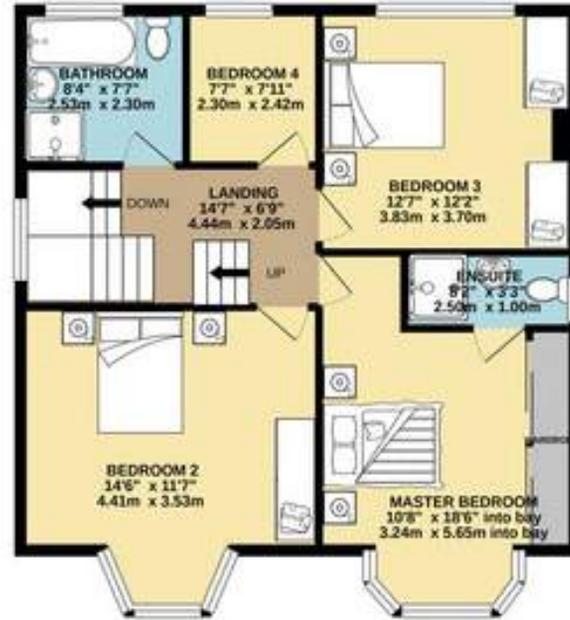
Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.



# FLOOR PLAN



*Make it yours...*

Thank you for viewing with ginger. We know big decisions take considered thought... time to get the coffee on and enjoy this property brochure.

Our team will call you for feedback on this property within two days. In the meantime if you would like to submit an offer, ask any questions or book a second viewing feel free to get in touch.

Balsall Common 01676 533 585

Shirley 0121 758 5848

[gingerhomes.co.uk](http://gingerhomes.co.uk)

9am - 6pm Mon - Fri, 9 - 5 Sat