



ginger

BALSALL STEET

BALSALL COMMON

WELCOME

Ginger are proud to present this spacious extended four bedroom detached house on the edge of Balsall Common village. Enjoying a peaceful setting with delightful countryside views from the front and the local sheep, with just a short walk over the road into Oakes farm shop, which is a popular attraction in the village. Easy reach of the village shops, short walk to schools and easy reach of comprehensive road/rail/air network.

The property offers generous accommodation throughout, especially being extended on the ground floor. This property works really well for a larger family, and with entertaining/family gatherings at its heart.

On the ground floor is a welcoming hallway, downstairs cloakroom, kitchen/breakfast with garden views and side access, a generous sized family living room, middle room with extended dining area, plus an extended reception room leading off the living room, which will have multiple offerings for their uses.

Upstairs, the principal bedroom has an en-suite shower, with the second bedroom being similar in size, and there being a further double room, and a spacious single as well. There's a family bathroom upstairs. The main two bedrooms offer excellent storage with fitted furniture. The family bathroom also has fitted storage.

Outside, the property is set well back from the service roadside, providing a generous block paved driveway which is landscaped, and to the rear, a private and beautifully landscaped rear garden and patios.

KEY FEATURES

- An extended four bedroom detached family home
- Located in a popular spot on the edge of Balsall Common village
- A short walk to local schools, Oakes farm shop and the Saracens Head
- Three reception rooms
- Spacious kitchen/diner | Downstairs cloakroom
- Principal bedroom with en-suite shower
- Beautifully landscaped rear garden
- Stunning countryside views to the front
- Double garage and generous driveway to front





LIVING SPACES

Welcome inside this super-spacious home. The UPVC glazed door is accompanied by a side window to deliver more natural light into the hallway. The moment you step inside, there is a sense of grandeur, enjoying a neutral presentation with feature dado rail, and the opulent Karndean flooring with feature border, which tempts you around the hallway. The hallway gives access to the downstairs cloakroom, kitchen/breakfast room, and through into the various living rooms. The stairs rise up to the bedrooms and family bathroom, as well as there being a handy under stairs storage cupboard. In addition, there is a central heating radiator which is covered by a period style surround, twin ceiling lights, and the control for the Hive heating system.

Every family home should benefit from a downstairs toilet, and this spacious cloakroom has a vanity storage for your toiletries and a handy shelf, as well as an Armitage Shanks sink with individual hot and cold taps, a WC, and the room provides plenty of additional floor space for you to store away your shoes and hang your coats. There is a frosted opening double glazed window to the rear, central heating radiator, ceiling spotlights and the continuation of the Karndean flooring.

The breakfast kitchen is a lovely space, and works really well for the family, providing the dining zone which accommodates a dinner/breakfast table. The kitchen offers a good compliment of wall and base units with contrasting work surfaces, providing excellent food preparation space, with a number of power points around for your small appliances. There is space and provisions for your white goods, with plumbing for your washing machine, dishwasher, and space for your fridge, and single sized free-standing cooker, surrounded by splash-back tiling. There is a 1 and a 1/2 Franke sink with chrome rotating tap, conveniently located in front of the double glazed window to enjoy the view of the private and landscaped rear garden whilst dealing with your chores of washing up. Furthermore, there is a double glazed window to the side elevation, with a glazed UPVC door giving access to the side passageway, leading to the front gate, garage and out into the garden. There's also a central heating and ceiling spotlighting.

This property has been extended in the past to provide very generous living accommodation. First of all, as you step through from the hallway you find yourself in the middle area, which is an adaptable space, currently being used as the piano room, but could work well for an office situation, study/ child's play area, and has an arch leading in to the more formal dining space. The extended dining area is lovely and bright, neutrally presented, having a large double glazed window to the side elevation, as well as a single patio door leading out to the garden and a large accompanying double glazed window to ensure you enjoy the garden view while dining. This space will easily accommodate a large dining table, perfect for formal gatherings or family Christmas meals, as well as having a central heating radiator and power points.

The family living room is a great space and surprisingly spacious. Perfect for the large family, easily accommodating numerous sofas, armchairs, and plenty of space for your media centre and additional storage cabinets. The bay window is a nice feature and adds even more floor space, plus a delightful view out into the landscaped front driveway and onwards into the open fields. There is a feature fireplace with an electric log-effect fire, and having further wooden French doors which open into the rear extended reception room. The living room has central heating radiators, ceiling lights and feature dado rail around, being neutrally presented.

The French doors to the rear open out into the extended reception room, again, another flexible space, having multi-uses, whether as the quiet sitting room, a child's playroom, or should you work from home, it makes for a generous sized office. Being neutrally presented, with sliding patio doors leading out to the garden.

In short, the family living room opens out into this extended part, which works really well for gatherings, particularly leading out into the garden on summer occasions.







A white wall-mounted water heater unit is positioned on the left wall, above the countertop. It has a sleek, rectangular design with a control panel on the front.

Light-colored wooden upper cabinets with simple black handles are mounted on the wall above the countertop, providing storage space for kitchen items.

The countertop is made of a speckled grey material and holds various items including a white toaster, a coffee maker, a kettle, and a small television. A sink with a chrome faucet is located on the right side of the countertop.

A built-in wooden shelving unit is located in the corner of the room. It has two shelves: the top one holds a wooden fruit basket with oranges and a small ceramic jar, while the bottom one holds a bowl of bananas and another small jar.

A silver front-loading washing machine is integrated into the cabinetry on the left side of the room. It has a large circular door and a control panel on top.

A silver front-loading clothes dryer is integrated into the cabinetry next to the washing machine. It has a similar design to the washing machine with a control panel on top.

A silver dishwasher is integrated into the cabinetry under the countertop, positioned to the right of the dryer.

Light-colored wooden lower cabinets with black handles are located under the countertop, providing storage for dishes and other kitchen items.

A built-in oven is located on the right side of the room, integrated into the cabinetry. It has a glass door and a control panel on the front.

A large window with a white frame and a white scalloped blind is located on the back wall. It provides a view of green trees outside and allows natural light into the room.

A track lighting fixture with four adjustable spotlights is mounted on the ceiling, providing focused illumination for the countertop area.

A white-framed door with a gold handle is located on the left side of the room. It leads outside to a brick wall and a wooden fence.

A dark grey, textured doormat is placed on the tiled floor in front of the door.









BEDROOMS AND BATHROOM

Welcome upstairs. This spacious family home delivers excellent bedroom accommodation, particularly with the generous first and second bedrooms. Let's take a look around.

The landing gives access to all four bedrooms, the family bathroom as well as a handy storage cupboard, which is perfect for your towels and linen and being home to the hot water cylinder. There's also access into the loft space from here as well as a further access in the fourth bedroom. The landing continues the neutral theme from the ground floor, with oatmeal carpets, dado rail, ceiling light and power.

The principal bedroom is set to the front of the property and the moment you step through into this room and gaze through the large double glazed window, your eyes glance into the open countryside with the fields and sheep opposite, and the south-facing view. Such a delightful aspect to start your day. The principal bedroom is spacious, neutrally presented, enjoying the benefit of a generous amount of fitted wardrobes as well as storage space over the bed and cabinets to the side. There is a large central heating radiator with thermostatic control, and ceiling light as well as power points around the bed area which are perfect for charging your phones overnight.

The principal bedroom has a secret room, which is the en-suite shower room, having slatted French style doors to lead you in, with a corner single sized shower with mains-fed control and glass sliding doors, a useful vanity storage cupboard with a large wash basin and chrome mixer tap, vanity mirror, light and shavers point.

The second bedroom is also positioned at the front of the house to enjoy that splendid countryside view. Very similar in size to the principal bedroom, and also enjoying the benefit of fitted wardrobes and dressing table with additional drawers. A neutrally presented bedroom which will easily accommodate your large bedroom furniture, there is a TV aerial cable coming in, a large central heating radiator with thermostatic control and ceiling light.

Bedroom number three is set to the rear house and enjoys the view of the landscaped rear garden through a large double glazed window, ensuring plenty of natural light into the bedroom. This double sized bedroom works really well for the younger member of the family to have their bed, gaming/homework desk, as well as a good wardrobe wall. There's a central heating radiator with thermostat, ceiling light, and numerous power points.

Bedroom number four although the smallest, is also a double sized bedroom. Enjoying the garden view through the double glazed window with a central heating radiator set under; the room is neutrally presented, having a handy built-in wardrobe to tuck away your clothes. Also access into the large loft space from the fourth bedroom via a pull-down ladder. The loft is boarded with lighting.

The family bathroom is neutral in its style, being tiled from floor to ceiling, having a good compliment of vanity storage for your toiletries, as well as a handy shelf at the side of the sink. Having an Armitage Shanks wash basin with mixer tap, a WC, and a separate bath, complimented by ceiling spotlights, a floor level heater, and a frosted double glazed window to the rear elevation.





















GARDEN

As the current owners have been here a fair while, they have beautifully landscaped the outside spaces, and have been extremely well maintained. The garden can be accessed from inside the kitchen, or the two extended reception rooms at the back of the house. The side passageway has a gate to the front, as well as giving access into the garage, and leads around into the garden. Here you will find a generous patio area across the back of the house, and it winds itself around the side of the house where you will find a tucked away space for your shed and your bins etcetera. The garden also offers a generous lawn area which is perfect for the kids to play safely, and to the rear of the garden, another generous size patio, which is perfect for your outdoor dining table, sun loungers and potting area a lovely retreat at the end of your busy day. The beds around the outside are beautifully attended with a good compliment of flowers, plants and the garden enjoys a really private aspect. There's also an outdoor cold water tap and water butt.



ADDITIONAL INFO

Double Garage

The double garage is accessed from the driveway, benefiting from an electric up and over vehicle access door, as well as a personal door leading out to the side entrance, being close to the kitchen. There is excellent space here for storage, plenty of space for your chest fridge/freezers and dryer, as well as being home to the electrical consumer unit. There are also plenty of power points around the garage.

Usefull Information

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

We are advised the council tax band F is 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



4 BEDROOM EXTENDED DETACHED HOUSE

TOTAL FLOOR AREA: 1672 sq.ft. (155.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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