



ginger

BALSALL STREET EAST

BALSALL COMMON

## WELCOME

A rare opportunity to acquire this character, double fronted circa 1926 four bedroom detached family home. Located on a highly desirable address within Balsall Common being only a short walk to the local schools, village centre, countryside as well as easy access to motorways, Berkswell Train Station, Airport and main roads.

The property is full of character and charm with an abundance of period features boasting two reception rooms with feature bay windows and fire places, a gorgeous kitchen/ breakfast room with reclaimed oak units and Corian work-surfaces, accompanied by a separate utility, cloakroom and office. In addition, on the ground floor is a conservatory enjoying delightful garden views.

Upstairs, the property boasts four good sized bedrooms, a generous family bathroom enjoying both a bath and a separate shower with the master bedroom having an en-suite shower room.

Outside, to the front a generous driveway and landscaped garden with a shared access along the side to reach your garage and garden. The property boasts a large rear garden which has a mix of patio areas, vegetable patch and generous lawn.

This stunning family home is ready to move in, and has the benefit of no upward chain.

## KEY FEATURES

- A lovely character circa 1926 detached family home
- Four bedrooms, principal bedroom with en-suite
- Large family living room with bay window and log burner
- Second reception room/dining room with feature fire place
- Kitchen/breakfast room with reclaimed oak kitchen
- Separate utility, cloakroom and office
- Conservatory
- Generous off-road parking and garage
- Large and secluded rear garden
- Convenient to local schools, shops and commuter links
- No upward chain





## LIVING SPACES

Welcome inside this gorgeous character family home. The moment you step inside the hallway you will appreciate the period features and style this circa 1926 home offers. First of all, the entrance hall is spacious, having stairs rising to the bedrooms and bathroom as well as providing stunning oak flooring to invite you through. Having period internal doors leading to the two reception rooms and the kitchen/breakfast room. Furthermore, the hallway benefits from ceiling lighting, central heating radiator, and a useful space under the stairs for your console table or a great place to keep a pushchair.

The main living room is spacious, neutrally presented, and kept lovely and bright through the feature bay window, window to the side, and the patio doors leading out to the conservatory providing a delightful view of the large rear garden. The living room is spacious, providing room for your sofa and media centre towards the front of the room, to enjoy the delights of the feature Villager log burner where perhaps to the rear you may place further comfy chairs as a nice place to sit and enjoy a coffee and read your magazines. The living room benefits from tall ceilings with period coving, ceiling light and further wall lighting. There are two central heating radiators, one in the bay window, and one set towards the rear of the room with the patio doors opening into the conservatory.

The second reception room/dining room located to the front boasts a feature bay window to deliver plenty of natural light as well as an accompanying window to the side. This is a great adaptable space, whether you are looking to use as a dining room, additional winter sitting room, particularly with the gas coal-effect fire. Again enjoying tall ceilings with coving and feature ceiling light all making for a super comfortable and adaptable space.

The kitchen/breakfast room is certainly the heart of the family home being the central room. The kitchen boasts a stunning reclaimed oak range of wall and base units enjoying tall pull-out larder cabinets, deep pan dishes, and a number of integrated appliances to include a Siemens double oven and grill, a Siemens four ring electric hob with extractor hood over, a built-in Bosch dishwasher, and Siemens built-in fridge and freezer. To top this off, a gorgeous Corian work-surface with a cut-in sink and separate drainer as well as a mixer tap. A great feature to this room is the breakfast bar, which is perfect for placing a number of bar stools around, to enjoy your morning coffee and toast.

Furthermore, the kitchen enjoys a large double glazed window providing a stunning view of the generous rear garden as well as having glazed doors leading into the utility, study and also to the conservatory. Two radiators.

This family home enjoys the benefit of a separate and spacious utility, which is just the ticket for the family needs and a muddy dog. Having a range of store cupboards, work-surface with sink and drainer, as well as providing provisions for your washing machine and separate dryer. The utility is also home to the Glowworm boiler where the water tank is situated on the first floor. There is also a radiator in the utility.

Leading off the utility is the downstairs cloakroom which provides a WC and corner wash basin and radiator, as well as a further door leading to the downstairs study. Having a UPVC partially obscured door leading out to the rear garden. The utility also has the benefit of two central heating radiators, as well as the tiled floors to continue from the kitchen.

The conservatory links the kitchen/breakfast room and the main living room. A gorgeous bright space, perfect for socialising with friends, or just taking in the delightful and tranquil garden view. Having patio doors to tempt you outside, two central heating radiators and further French doors which open into the family living room, making this the ideal socializing space for family gatherings and parties.















## BEDROOMS AND BATHROOM

Welcome upstairs. The stairs rise from the hallway up to the bedrooms and bathroom accommodation. Neutrally presented with comfy contrasting carpets and giving access to all four bedrooms and the family bathroom. Enjoying period doors and furniture in keeping with the history of the property. Having a ceiling light at the top of the stairs as well as access into the loft which we are advised is part boarded.

The principal bedroom is located at the front of the house, enjoying a view over the landscaped front garden and driveway with a south-facing aspect. The bedroom has the benefit of fitted wardrobes, with supporting dressing table, and large bedside table/chest of drawers either side of the chimney breast all fitted. A key feature to the room is the dual aspect view to the side with an opening double glazed window to give in more fresh air, and natural light.

The principal bedroom has the benefit of an en-suite shower room which enjoys a double sized shower with mains-fed control and glass accompanying door, a WC with dual flush and a useful vanity unit with wash basin with individual hot and cold taps, and a lit vanity mirror above with a shaver point to the side. The en-suite is stylishly tiled from floor to ceiling, having ceiling spotlights and a double glazed window to the side elevation. In addition, there is a tall chrome towel radiator to keep your towels nice and snug for your exit from the shower.

The second bedroom is set to the front of the home, a great space enjoying a large double glazed window to the front elevation benefiting from a south-facing aspect. This bedroom would easily accommodate your large bed, with plenty of floor space for additional free-standing furniture, as well as a further window to the side elevation to shed even more natural light into the bedroom. The bedroom is neutrally presented with carpets as well as having a central heating radiator with thermostat, ceiling light and access into loft space.

The third bedroom is placed at the rear of the house enjoying a delightful view of the private and generous rear garden. Another spacious bedroom, having the benefit of a central heating radiator and ceiling light.

The fourth bedroom albeit the smallest, is still a great sized room. And would easily accommodate a double bed if required. However, working really well as a single sized bedroom providing plenty of floor space for your wardrobes and dressing table as well as enjoying a delightful view of the rear garden through the double glazed window benefiting from a central heating radiator set underneath.

The family bathroom is a great size being lovely and bright with a neutral decor and tiling, whilst benefiting from both a large shower with glass door, separate bath with hot and cold taps, a WC with dual flush and a wall-mounted large wash basin with chrome mixer tap and space to the side for your toiletries. The wash basin is accompanied by a large vanity lit mirror and a shaver point to the side. The bathroom has a patterned frosted double glazed window to the rear being slightly obscured but still allowing a good view of the garden as well as there being ceiling spotlights, a central heating radiator and an additional towel radiator. The bathroom allows for additional storage, perfect to place a cupboard for your towels and linen as well as being home to the airing cupboard with the large water tank and additional shelving for towels.























## SELLERS THOUGHTS

*'We love this home, and the extension really added space for our family. We love entertaining, having friends around, so the big bi-fold doors in the kitchen and the living room have been brilliant. It's a peaceful location, having the park on the door step has been great for children, even just for a morning jog. The neighbours are fab, friendly, caring and a real sense of community here, and being so local to the village, train station and the schools has really benefited our family. We will miss this home, but its time to move on to our new adventure.'*



## OUTDOOR SPACE

If you are looking for that comfortable family home with a large garden, then you have just found the right property. One of the key advantages to the address is that the majority of these properties enjoy the benefit of a large garden. Take a walk down to the bottom, and look back to appreciate the size of the property, garden and the quarter of an acre plot that this home sits on. At the rear of the garden, is a useful shed with water butt being screened by conifer trees and offering an out-of-sight storage area. There is a greenhouse towards the rear, vegetable patch, and arrangement of blueberry, damson and apple trees.

We love the way the garden is split into three zones. Firstly, the large patio as you step out from the rear of the garden, perfect for relaxing, socialising and of course the summer barbecue. Moving towards the rear from the patio, is a generous lawn area with a further patio mid-way, with wooden trellis which separates the rear part of the garden leading towards the vegetable patch and further storage.

This large garden enjoys a private aspect, as well as access along the side of the property via the shared driveway to reach your garage. Furthermore, there is a log store, and access to the driveway along the opposite elevation to the home.

The double sized garage has the benefit of an up-and-over vehicle access door to the front with windows to the side and rear and a personnel door leading to the garden. There is good storage within the garage having power and lighting.

## USEFUL INFORMATION

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

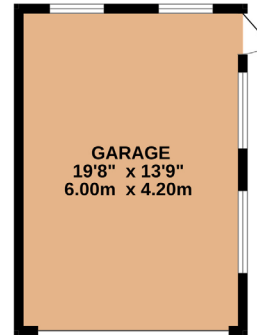
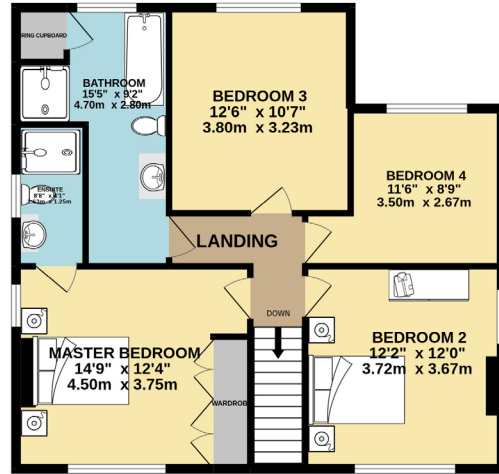
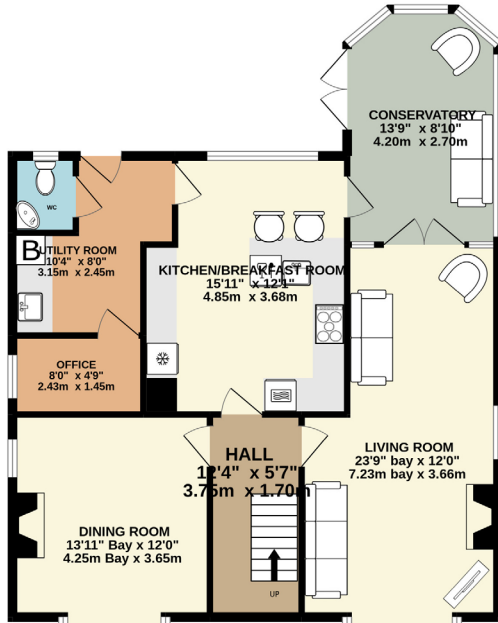
We are advised the council tax is band F and payable to Solihull Metropolitan Borough Council.

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. The seller has approved the details.

# 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.

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