



ginger

GROVEFIELD CRESCENT

BALSALL COMMON

WELCOME

This is a fantastic opportunity to acquire a spacious four bedroom detached family home, set within a highly desirable 'Berkswell Gate' estate. Being convenient for Berkswell train station and benefiting from excellent catchment with both Balsall Common and Berkswell primary schools available in this address.

Furthermore, the property is close to Lavender Hall Park, which is great for the children and dog walking, as well as being within easy walking reach of the village centre.

The property enjoys spacious accommodation on the ground floor, which includes a welcoming hallway with understairs storage, generous sized family living room with feature bay window and wooded views, kitchen/ breakfast room with a separate utility, cloakroom, and an additional family sitting/dining room with conservatory leading off.

Upstairs, the property has a spacious landing, the principal bedroom being an excellent size, having fitted wardrobes and an en-suite shower room. Bedrooms two and three are both generous double bedrooms, and the fourth being a good single or home office. The bathroom has been recently re-furnished to offer a delightful and modern suite comprising of bath with shower over.

Outside, to the front, a private driveway with fore-garden, and to the rear, a recently landscaped south-west facing garden, having the benefit of a feature wall for privacy. There is generous drive to front and shortened garage.

KEY FEATURES

- A spacious four bedroom detached family home
- Set on the popular Berkswell Gate development
- Close to Berkswell train station. Excellent school catchment
- Family living room, feature bay window, wooded views
- Breakfast kitchen with a separate utility
- Family dining/sitting room with a conservatory off
- Principal bedroom with en-suite
- Modern re-fitted family bathroom
- Landscaped and private south-west facing garden
- Private cul-de-sac and driveway







LIVING SPACES

Welcome inside this spacious family home. The moment you step through the front door into the hallway, you will appreciate the space that this property offers. The hallway is a great size, and having the benefit of a generous under-stairs cupboard, perfect for your coats and shoes. The hallway is neutrally presented and has the benefit of wood laminate flooring for ease of cleaning, giving access to the sitting/dining room, family living room and into the kitchen/breakfast room.

The family living room is a great size and boasts a large bay window, overlooking the front elevation into the wooded area. This living room is perfect for multiple sofas, media centre, and additional living room furniture, as well as having a gas coal-effect fire and surround, providing the perfect spot for your wall-mounted television set above. There's also a window to the side, to deliver even more light into this living space, the wood-laminate flooring continues from the hallway, neutral decor and having a central heating radiator set under the window. There's good connectivity here with plenty of power points, telephone and internet points, cable and aerial point.

To the rear of the property is a superb living space, which has been opened out to create a flexible room, either as a family dining room, sitting room or a great children's playroom. Being neutrally presented with recently installed wood laminate flooring, having the benefit of French doors into the garden and patio and further sliding doors into the conservatory. This is a great space offering an abundance of uses.

Benefiting from a generous sized conservatory, which is accessed from the sitting/dining room. A good addition to the home, having a covered ceiling, making for a flexible space, as well as French doors to the side to access into the garden and patio.

The kitchen/breakfast room is located at the rear of the house, enjoying a large double glazed window looking into the private garden. The kitchen offers a comprehensive range of cream wall and base units with a contrasting work-surface, having plenty of power points for the small appliances. There's also an integrated Bosch double oven and grill, a Hotpoint four-ring gas hob with extractor over, an integrated dishwasher and a 1 and a 1/2 sink and drainer with a chrome mixer tap. There is also a breakfast bar which is perfect for your morning tea and toast, as well as having space for an American sized freeze/freezer. There is an additional window to the side elevation to bring in extra natural light. The kitchen benefits from a separate utility which is key in a larger family property offering storage units and plumbing for white goods. The current owners have also recently installed a new Worcester combination boiler, there is a radiator and door leading to the side access for taking out your washing to dry.









BEDROOMS AND BATHROOM

Welcome upstairs. This is a true family home, and delivers excellent floor space throughout. The upstairs provides four generous sized bedrooms and a modern re-fitted bathroom as well as the main bedroom having an en-suite. The landing area is a great size and works well for the morning rush hour with everybody getting ready for school and work, having the benefit of a window to the front elevation to bring in plenty of natural light over the gallery stairs and into the landing. In addition, there is a useful airing cupboard and having access into the loft, ceiling light and radiator.

The main bedroom is a superb size and sits elevated with un-interrupted views over the wooded area opposite. This bedroom delivers excellent floor space which is perfect for your large bedroom furniture as well as having the benefit of fitted wardrobes and dressing table. The main bedroom is neutrally presented with slightly contrasting carpets, plenty of power points, TV aerial point and dual aspect views with an additional window to the side.

The principal en-suite is also a good size, benefiting from a large step-in shower, being neutrally tiled with contrasting shower wall and an electric shower unit. There is also a chrome towel radiator ready for your exit from the shower. The en-suite provides a white hi-gloss vanity, wash basin with chrome mixer tap and a RAK ceramic WC with dual flush. The en-suite is neutrally tiled to both the walls and flooring, as well as having a frosted double glazed window to the side, extractor and shaver point.

The second bedroom is a superb size and enjoys the benefit of dual aspect views to the front and rear ensuring plenty of natural light on both sides of the day. This bedroom is neutrally presented with carpets, having ceiling light and fitted wardrobes and drawers. There's also twin central heating radiators and power points throughout.

Bedroom number three is a good sized double bedroom, set to the rear of the property, enjoying that delightful walled garden view through the double glazed window. There's plenty of room in this bedroom for a double bed, side tables, and additional storage furniture, as well as there being a central heating radiator. This room would work really well for the teenager, having plenty of space to include a gaming desk or home-working.

The fourth bedroom is set to the rear of the house, making for a spacious single room, or as the current owners use as a home office. Also being neutrally presented with a window overlooking the garden.

The family bathroom is super stylish, and has recently been modernised to offer a delightful suite, comprising of a white hi-gloss vanity unit with glass sink and mixer tap, WC with dual flush, as well as a deep bath having chrome mixer tap and a mains-fed shower over offering both drench and hand-held attachment with accompanying glass screen, there are contrasting leaf-patterned tiles around the bath area, a useful shelf for your toiletries, window to the side elevation and a modern towel radiator. Furthermore, a wall-mounted vanity mirror with extra storage, lighting, and a shaver point to the side.













OUTSIDE SPACE

The garden has been recently landscaped to offer a safe and secure place for the children to play and dog to run freely. The current owners have installed a new patio and a superb social decking area raised to the rear of the garden which is perfect for your outdoor dining set. The garden boasts that all important south-west facing aspect to ensure that the sunbathing time is covered, as well as having access along the side elevations of the property. Furthermore, there is also an outside tap and access to the driveway.

Shortened Garage

The rear sitting/dining room has been created taking some space out of the garage yet still provides good storage for kids bikes and the usual garage objects/hideaways.

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.

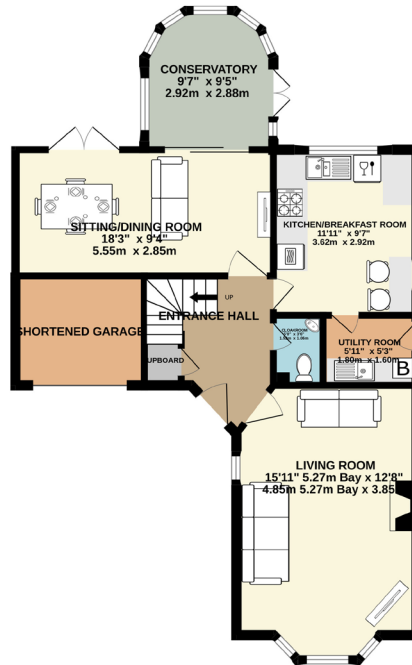
Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

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.

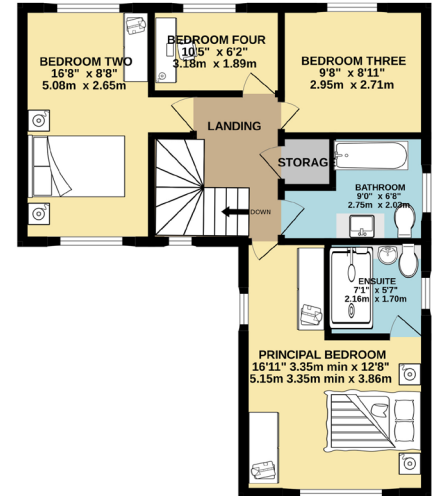
All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. The seller has approved the details.

FLOOR PLAN

GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



4 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 1469 sq.ft. (136.5 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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