



ginger

GREENFIELD AVENUE

BALSALL COMMON

## WELCOME

This is a stunning property, perfect for the first time buyer or an investor. The property is located in a peaceful cul-de-sac within a popular development, being convenient to village centre, Berkswell train station and especially the excellent schools.

This property was modernised a handful of year's ago to include a refitted kitchen with integral appliances and a modern family bathroom.

The new owners have opened up the kitchen into the garage to create this wonderful open-plan kitchen/dining sitting room. Perfect for modern living and the ideal room should you have children to have some play space.

The property briefly comprises of entrance lobby leading into the bright and spacious living room affording plenty of space for your sofa, chairs and media centre. The kitchen offers a number of integral appliances with a lovely view out to the secluded rear garden and opening into the dining sitting area with French patio door and window to the front.

Moving upstairs, the main bedroom is a great size and has the benefit of fitted wardrobes. Two further good size bedrooms with the rear bedroom also offering built in storage. The family bathroom offers a modern suite.

The property offers double glazing, gas central heating and off-road parking.

## KEY FEATURE

- Stylishly presented 3 bedroom mid-terraced house
- Ideal first time purchase / investment property
- Set in a peaceful and popular cul-de-sac setting
- Easy reach to village centre, local schools and Berkswell Train Station
- Spacious living room with feature bay window and storage
- Open-plan family focused kitchen/diner/sitting room
- Main bedroom with fitted wardrobes
- Further two good sized bedrooms
- Modern family bathroom
- Secluded rear garden and Off-road parking







## LIVING SPACES

The entrance lobby is a great place to hang coats and leave shoes with a further door opening into the living room.

The living room is a lovely size, spacious, neutral and bright leaving plenty of space for sofa, chairs and media centre. Boasting a feature double glazed bay window adding more floor space and plenty of light. The stairs lead of this room up to the bedrooms and family bathroom as well as offering storage underneath.

You will love this next space. The kitchen has been opened out by the current owners into the garage to create this wonderful and spacious open-plan kitchen/diner/sitting area. A fantastic room especially if you seek open-plan modern living and entertain especially with French doors tempting you into the garden. It works really well for a family, either for gatherings or proving a nice sitting area, dining space and/or children's play area.

The kitchen provides a good compliment of cream, shaker-style wall and base units with integral appliances to include oven and grill, 4 burner gas hob and stainless steel sink with mixer tap looking out to the secluded rear garden via the double glazed window.









## BEDROOMS AND BATHROOM

The landing is neutrally presented with an airing cupboard and shelving to store your towels and linen. There is access to loft space, access to three bedrooms and the bathroom.

The main bedroom is a bright and spacious bedroom boasting a large double glazed window offering view over front aspect and delivering an abundance of natural light. The bedroom benefits from fitted wardrobes and drawer units. There is plenty of space for your bed with side units, lighting and central heating radiator.

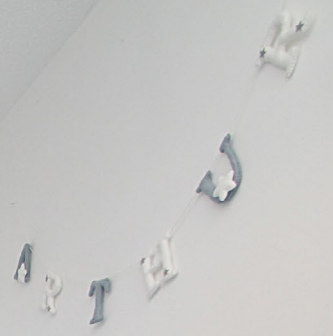
The second bedroom is neutrally presented having contrasting carpet and delivers excellent floor space. Perfect room for the younger member of the house to have their own space, accommodating their bed, wardrobes and desk.

The third bedroom is set to the rear of the property with a garden view. Fresh bright décor with contrasting carpet, radiator and ceiling light. This bedroom has the benefit of built-in storage over stairs, while making for a good sized bedroom or would work well as a home office.

The bathroom is modern, with a stylish suite offering bath with mains fed shower over, a wash-basin with mixer tap and a W.C. Frosted double glazed window to the rear, laminate flooring, ceiling light and extractor.















# ADDITIONAL INFORMATION

## OUTSIDE SPACES

There is off-road parking to front being handy to the front door to bring in your shopping, A fore-garden and path to front door. The rear garden is a great size and secluded, the French patio doors afford access to the patio area and lawn.

## FURTHER INFORMATION

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

The property benefits from double glazing and gas central heating. We are advised the council tax is band E and payable to Solihull MBC

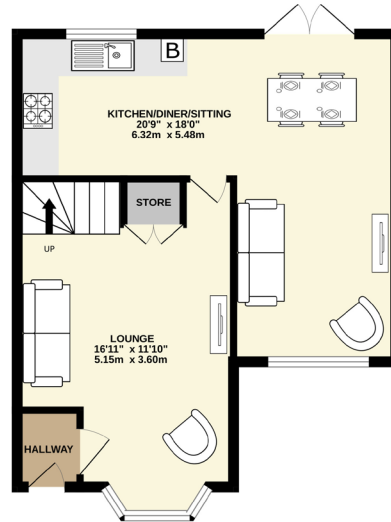
Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property. Room sizes and property layout are presented in good faith as a guide only. Although we have taken every 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.

Purchaser please note, due to law changes with anti-money laundering, estate agents are now obligated to carry out AML checks on purchasers. You will be required to provide information to assist with our checks.

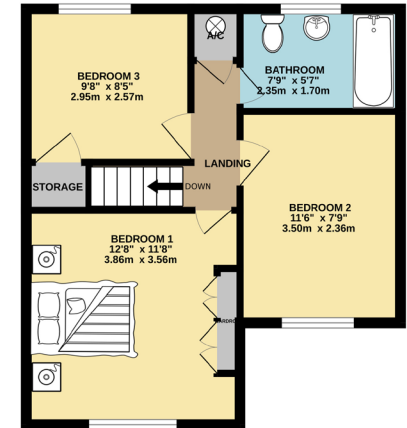
All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

# FLOOR PLAN

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



3 BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA: 878 sq.ft. (81.6 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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9.30am - 5.30pm Mon - Fri, 9 - 3 Sat