



ginger

BEVERLEY CLOSE

BALSALL COMMON

WELCOME

Ginger are delighted to offer this spacious four bedroom detached family home located in a popular and peaceful cul-de-sac in the heart of Balsall Common village. The location is great, convenient for the village centre, the local village schools, and within an easy walking distance of Berkswell train station

This home is sold with the benefit of no upward chain, and delivers a fantastic opportunity to modernise and make this home your own. The property does require cosmetic upgrading, and the price is set to reflect this.

The property offers a generous driveway and front lawn, with a really private and peaceful rear garden.

Once inside the home you are welcomed by a hallway with downstairs cloakroom, a super generous lounge/diner, open plan with staircase, a large and extended kitchen/breakfast space with the sitting area to the front side, a separate utility and double sized garage, all accessed from this area.

Upstairs, the principal bedroom has a en-suite shower, a super-generous second bedroom, and two further good sized family bedrooms. The shower room is modern, and has been adapted for the owner, but could easily accommodate a bath if you prefer.

The rear garden is private and peaceful, providing a relaxing haven and safe space for the family to enjoy, a nice community and safe space for children to play out in the cul-de-sac.

This is a fantastic opportunity to acquire a really spacious home set in a peaceful and highly desirable location, convenient to everything you need and no upward chain.

KEY FEATURES

- A four bedroom extended detached family home
- Located in a highly desirable and peaceful cul-de-sac
- Convenient to village centre, Berkswell train station, local shops and schools
- Hallway, cloakroom and separate utility area
- Large open plan lounge/dining space
- Generous and extended kitchen/dining/sitting area
- Principal bedroom with en-suite shower
- Large front garden and parking with double garage
- Well established and private rear garden
- No upward chain - In need of cosmetic modernisation



WELCOME

Beverley Close is a really popular location, and the older part of the village, it's a rare site to see homes on the market in this address. The cul-de-sac is close to the premium address of Meeting House Lane which is easy to reach the local village centre, shops and a short walk to the local schools, tennis club and Berkswell train station.

The property is set back from the pavement edge, enjoying a generous front lawn and the driveway which will easily accommodate several cars. The double garage has electric remote control up and over door to the front as well as a side access near the front door.

Once inside the home, you are welcomed by an entrance hallway which has the benefit of a cupboard to store coats and shoes, still leaving floor space for a console table for a lamp and pictures.

Straight off the hallway is the downstairs cloakroom which is always a popular space in the family home, having toilet and corner hand wash basin with a window to the side elevation.

Welcome inside the lounge/dining area. This is a great space, generous with its floor area and easily separates into both a living area and a dining space to the rear. The staircase is the central focal point of the room, having open-plan stairs, enjoying the benefits of a bay window to the front offering a delightful view to the front garden and cul-de-sac, as well as a large window to the rear and door out into the garden and patio. This is a lovely bright space, and works exceptionally well for a family, and when entertaining, easily accommodating lots of your friends and family, multiple sofas, chairs and dining arrangement.

The extended kitchen delivers a good compliment of base units with plenty of counter space for food preparation and smaller appliances, and having space for a oven and fridge/freezer. The room works around into an L-shape, having plenty of space for a breakfast/dining table, ideally positioned next to the sliding patio doors leading out to the garden. There is space for a comfortable sofa and TV for the kids to sit back and have their own area, as well as the kitchen being home to the airing cupboard with the boiler and access to the utility and garage.

Further around from the kitchen towards the garage, you find yourself in this handy utility space, currently having some storage units, a sink and drainer and plumbing for a washing machine.

UPSTAIRS

Welcome upstairs. The landing area is lovely and bright with a feature glazed door leading from the stairway. The landing gives access to all of the four bedrooms, and the family shower room as well as access into the loft space.

The principal bedroom is a great size and having a large double glazed window to deliver plenty of natural light into this room, but also to deliver that peaceful view into this well established, peaceful cul-de-sac. The bedroom has the benefit of fitted wardrobes, central heating with thermostat, and the benefit of a separate en-suite shower and wash basin.

The second bedroom is located at the rear of the house, another generous double sized bedroom which a nice surprise as you step in to appreciate the amount

of floor space. The bedroom enjoys the benefit of a garden view through a large double glazed window keeping this space really light and bright. This room currently has an assistance lift which runs from the downstairs lounge/dining space, which is being left in the property and sold with the property, however the vendors will discuss the options with this.

The third bedroom is located at the rear of the house also benefiting from a garden view and being another light and bright bedroom. As you see, this bedroom will easily accommodate the standard bedroom furniture and wardrobes, and would make for a great teenagers room.

The fourth bedroom, maybe the smallest, however it remains a good size which is traditional for the age of the property. It would, if needed easily accommodate a double bed, however, would suit more as a larger single room. Having a window to the front looking into the private cul-de-sac.

The family shower room is lovely and bright, having a good range of white hi-gloss vanity storage for toiletries, with a WC and wash basin with mixer tap. The owners had a shower put into this room which is a step-in shower, double size with shower curtain and mains control, but if you require a bath, then it would be easy to swap. The bathroom is a nice size having good floor space for additional storage cabinets, a frosted window to the side elevation and ladder radiators



















Babypat













ADDITIONAL INFORMATION

OUTSIDE SPACES

We talked earlier about the private location, the garden really does benefit this home offering you a secluded and peaceful private garden. The garden is a pleasant space to sit back and relax or socialise, particularly with the patio that stretches the full width of the home, being perfect for outdoor dining furniture, sun loungers and of course barbecue. The lawn is a good size, perfect for the kids to play and dog to run round at his hearts content, with a number of planting beds around. There is a further patio area to the rear of the garden, and access to the front driveway by a gate. The rear garden has an outside cold tap, and can be accessed from either the lounge/diner or the kitchen breakfast space.

DOUBLE GARAGE

The double garage is accessed from the utility, offering power and lighting, a vehicle access door to the front with electric up and over as well as a door to the side.

ADDITIONAL 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.

EPC D62 rated could improve to C74 - please ask agent for full report.

As the property is a probate sale we are unable to seek much of the information to satisfy Parts A-C.

The property is brick construction, offers mains gas/electricity and water.

Is gas centrally heated- we are not aware of the boiler age or service history

Balsall Common generally has fibre internet.

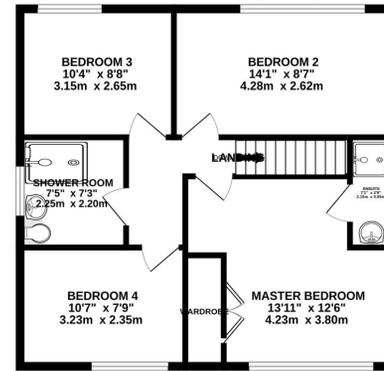
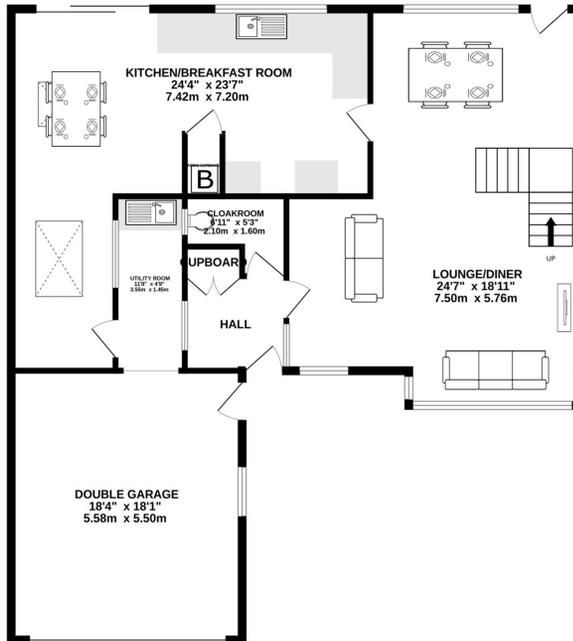
We are not aware of any restrictions, building safety issues, flood risk, easements, planning or mining issues.

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 DETACHED HOUSE

TOTAL FLOOR AREA : 1841 sq.ft. (171.0 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 this property home

Thank you for viewing with ginger. We know big decisions take a lot of thought. Our team will call you for feedback on this property within two days. In the meantime if you would like to ask any questions, book a second viewing or submit an offer, get in touch.

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