



ginger

GREENFIELD AVENUE

BALSALL COMMON

WELCOME

Ginger are delighted to present this stunning extended family home within the Grange Estate, Balsall Common. Perfectly located near the village centre, shops, schools, parks, and excellent transport links including HS2.

The home offers generous open-plan living with an emphasis on indoor-outdoor lifestyle. A large driveway, double garage, and gated garden access greet you on arrival. Inside, traditional décor with wooden floors and a feature staircase create a warm, elegant feel.

The ground floor includes a spacious living room with bay window, French doors, fireplace, and patio access; a flexible dining/sitting room; study; cloakroom; and utility. The highlight is the stunning extended kitchen/diner with bespoke design, Haier appliances, pantry, and full-height fridge/freezer. Bi-fold doors open to a beautifully landscaped, private garden and patio.

Upstairs, the principal bedroom is impressive with vaulted ceiling, fitted wardrobes, and modern en-suite. Additional bedrooms are generous and served by a stylish family bathroom.

Outside, the landscaped garden offers peace, privacy, and entertaining space, seamlessly linking the main living areas.

This is a fabulous home in a superb location, best appreciated in person.

KEY FEATURES

- A stunning, extended 4 bedroom detached family home
- Boasting superb extended kitchen/dinner/ sitting with bi-fold doors Family/entertaining focused home, perfect for inside/outside living
- Individually designed kitchen with high-end appliances
- Large living room with patio doors, dining room and study
- Large principal bedroom with vaulted ceiling and en-suite
- Stylish washrooms Peaceful and private rear garden and patios
- Double detached garage with generous parking and EV point
- Set on the popular Grange estate, handy for village centre, parks and schools



DOWNSTAIRS LIVING

Welcome inside this gorgeous family home, where style and space shine throughout. Traditional décor blends with natural light from glass-panelled doors, a feature staircase, and solid wood floors. The hallway provides access to all main rooms, plus a cloakroom, study, and useful understairs storage.

The spacious living room is perfect for family life, with engineered wood floors, bay window, feature gas fire, and sliding patio doors opening to the garden. A separate dining room offers flexibility ideal as a formal space or an extra lounge with French doors and a bay window overlooking the private garden.

The real showpiece is the extended kitchen/dining/sitting area, designed for modern family living and entertaining. A handcrafted kitchen by Choice Interiors includes double Haier ovens with steam function, integrated microwave, induction hob, full fridge/freezer, dishwasher, and a clever butler's pantry. Stylish cabinetry and high-end finishes make this a dream for keen cooks.

The extended dining/seating area enjoys a lantern skylight, herringbone flooring, and bi-fold doors opening to the landscaped, private garden perfect for year-round indoor/outdoor living. Additional storage, a utility room with sink and boiler, and side access add practicality.

The downstairs is completed by a smart WC and a front-facing study, ideal for home working or as a flexible family space.









UPSTAIRS LIVING

The spacious landing with gallery balustrade and feature window fills the stairwell with light, continuing the home's stylish décor. There's an airing cupboard with hot water cylinder and loft access.

The principal bedroom impresses with semi-vaulted ceiling, dual windows, built-in wardrobes, and a modern en-suite. The en-suite features a white Roca suite, floating vanity, mains-fed shower, LED mirror, tasteful tiling, and ladder radiator.

The second and third bedrooms both overlook the rear garden, each a generous double with built-in wardrobes, stylish décor, and practical flooring. Bedroom four, to the front, is a large single or flexible space for an office or guest room, also with built-in storage.

The family bathroom mirrors the en-suite styling, with wide bath and shower over, floating vanity unit, WC, and modern tiling.

Outside

The rear garden is beautifully landscaped for outdoor living, with a large patio stretching across the house perfect for dining, entertaining, and relaxing. Bi-fold doors link seamlessly to the kitchen/diner and living room. A further patio provides a secluded suntrap. Side access connects to the utility and front, with extra storage.

Double Garage

A detached double garage offers twin up-and-over doors, power, lighting, roof storage, and side access to the garden ideal for extra appliances and workspace.





DARTMOUTH
SOUTH DEVON









DARTMOUTH
RIVER DART SOUTH DEVON













ADDITIONAL INFORMATION

We are advised the property is Freehold. Your solicitor must seek confirmation.

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

EPC - C73 potential to be C76

The sellers are relocating and have found.

The property was extended in 2022

Gas boiler installed 2017. Last serviced in March 2025

Recent modernisations kitchen and bathrooms

Utility costs- 2/3 adults provided by vendor.
Gas and electricity £3,000 pa (by Octopus)
Water £500 pa Severn Trent and mains sewerage
Council Tax £3100 pa

Property is detached, brick built, tiled roof

Full fibre internet available and both 4G and 5G.

PART C:

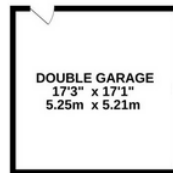
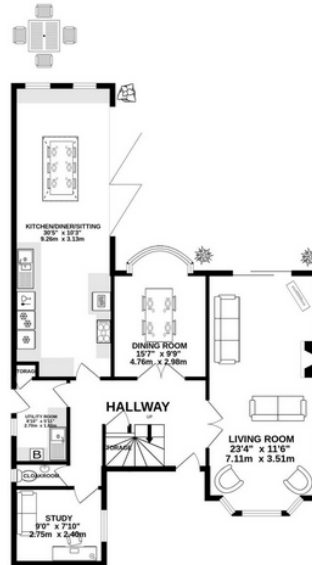
Sellers are not aware of and building safety issues, restrictions, fl coastal erosion, accessibility issues or coal mining, you must rely solicitor for these enquiries. Ginger do not seek and searches.

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

Room sizes and property layout are presented in good faith as a only. Although we have taken every step to ensure the plans are accurate as possible, you must rely on your own measurements of your surveyor. Not every room is accounted for when giving : floor space. Dimensions are generally taken at the widest points

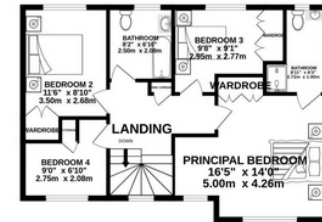
All information we provide is in good faith and as a general guide property. Subjective comments in these descriptions imply the o of the selling agent at the time these details were prepared. How the opinions of a purchaser may differ. Details have been verified sellers.

GROUND FLOOR
1275 sq.ft. (118.5 sq.m.) approx.



FLOOR PLAN

1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



4 BEDROOM EXTENDED DETACHED HOUSE

TOTAL FLOOR AREA : 1926 sq.ft. (178.9 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.
Made with Metronom iCAD2022

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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Open Hours

9.30am - 5.30pm Mon - Fri

10 - 2 Sat

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