

17 Balsall Street East, Balsall Common, Coventry, West Midlands
. CV7 7FQ

£550,000 Freehold

FOR SALE



bayzos.

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PROPERTY SUMMARY

Sought After Location | Spacious Throughout | Recently Refurbished & Renovated | Garage Converted to Walk In Wardrobe & Dressing Room | En Suite to Master Bedroom | Driveway | Wood Burner Installed | Approx. Total Floor Area 119.16 Sq. M. | EPC Rating A | Utility Room | Storage Shed 16 ft x 8 ft

FEATURES

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- Sought After Location
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PROPERTY DESCRIPTION

Property Location

This property is situated in the popular village of Balsall Common which lays to the West of Coventry City Centre and to the East of Solihull and is in a non estate position.

The village is well placed for access on to the M40 and M42 motorways which provide links to the M1, M6 and M5 thus enabling travel to Birmingham, Coventry, London, The National Exhibition Centre and Birmingham International Airport. This area is very popular with families that need access to the Midlands Motorway Network, rail and the Birmingham International Airport. The location is ideal for London based workers wishing to combine the beneficial travel network with a semi-rural lifestyle.

Balsall Common is a delightful village community, offering a wealth of local amenities, shops, restaurants, golf, leisure, tennis, cricket and rugby clubs within the vicinity and having the benefit of beautiful countryside close by.

The village offers schooling at junior, senior and sixth form levels, all schools having been awarded excellent Ofsted Inspection reports. There is easy access to Berkswell railway station, giving commuter links to Birmingham New Street, Birmingham International, Coventry and London.

There is a wealth of High Street and designer shopping and nightlife to be found in nearby Solihull and Birmingham, as well as close proximity to Coventry, Kenilworth, Warwick and Leamington Spa.

ROOM DESCRIPTIONS

Room Measurements

Room dimensions and total floor areas are included within our floor plan

Additional Information*

Approx. Annual Gas: £900

Approx. Annual Electricity: £700

Approx. Annual Water & Drainage: £320

Council Tax Band: E (£2325.06 p/a)

Parking: Multiple parking at the front and side of the property. Space for caravan, boat or motorhome.

How Long Have the Current Owners Lived at the Property: 3 years 2 months

Selling Position: Relocating

Loft: Partially insulated & boarded

Windows: Installed in 2021

Heating System: Gas central heating

Boiler Location & Service: Utility & Sep 2023

Age of Boiler: Approx. 2020

Fireplace: Wood burner

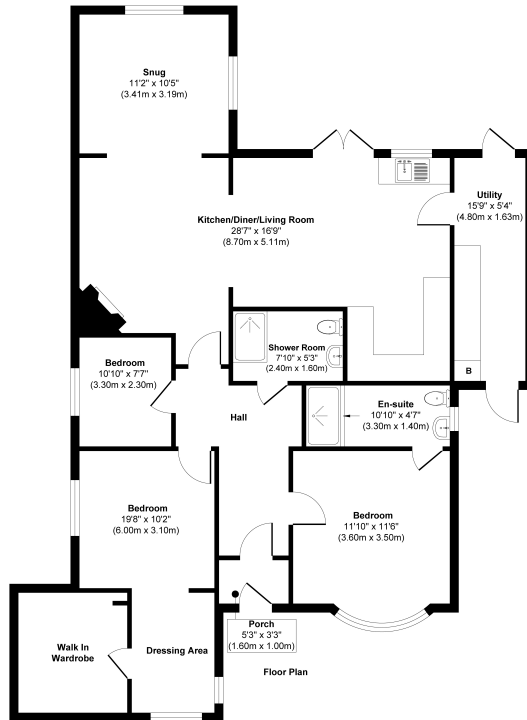
Fuse Box Location: Hallway

Garden Orientation: tbc

*Please verify these details through the conveyancing process



FLOORPLAN & EPC



Approx. Gross Internal Floor Area 1283 sq. ft / 119.16 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	93	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	