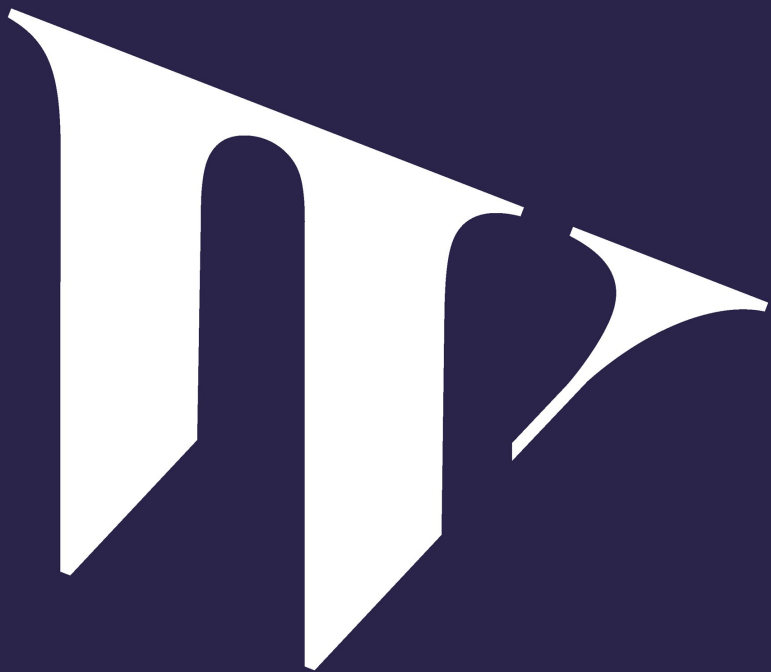




Lavender Hill, Kenilworth Road

Balsall Common **CV7 7HD**

Offers Over £1,100,000



Lavender Hill, Kenilworth Road Balsall Common



Summary

Occupying a generous mature plot and set back from the road behind electrically operated gates, this substantially extended and remodelled detached family residence offers impressive accommodation extending to a gross floor area of approximately 3,335 sq ft, including five bedrooms and a host of striking design features.

Thoughtful architectural remodelling to the front of the property has transformed the original 1978 design, with features including a comfortable lounge and a sitting room/library. Arguably the most striking feature of the ground floor is the magnificent open-plan kitchen, dining and family room.

The five first-floor bedrooms are complemented by en suite facilities to the principal bedroom, with the accommodation throughout creating a sense of comfort and calm while remaining ideally suited to contemporary family living.

Externally, the house is complemented by extensive parking to the front and a generously proportioned lawned rear garden with a superb terrace and hot tub.

This is an exceptional family home in a sought-after and supremely convenient location.



Location

The village of Balsall Common is positioned around five miles north-west of Kenilworth, seven miles west of central Coventry and approximately 7½ miles east of Solihull. Highly regarded for both its convenience and range of facilities, Balsall Common boasts a comprehensive selection of village shops, popular pubs and eateries, Balsall Common Primary School and the Heart of England School. The village is exceptionally well positioned for access to the Midlands motorway network, with commuter rail services operating from a number of nearby stations, the closest of which is Berkswell. Central Birmingham and Birmingham Airport are both easily accessible by car and rail.

Features

- Thoughtfully Extended Executive Detached House
- Clever Architectural Styling
- Three Reception rooms
- Fabulous Open-Plan Kitchen, Dining & Family Space
- Five Bedrooms
- Two Bathrooms
- Superb Mature Rear Garden
- Impressive Frontage and Parking
- Integral Double Garage
- Prime Location on the Fringe of Balsall Common



ON THE GROUND FLOOR

MAGNIFICENT EXTENDED ENTRANCE HALLWAY

Flanked by a floor-to-ceiling picture window to one side, providing a beautiful outlook over the pond. A high illuminated ceiling with rooflights allows additional natural light to flood in. Karndean flooring throughout, staircase ascending to the first floor and doors providing access to:

CLOAKROOM/WC

With contemporary white fittings complemented by Travertine tiling, including a surface-mounted wash hand basin with mixer tap, WC with concealed cistern and chrome towel warmer/radiator.

BOOT ROOM

A highly useful storage space with fitted cupboards, Karndean flooring, inset ceiling downlighters and a personnel door to the garage.

LOUNGE

21'10" x 17'9" (6.65m x 5.41m)

An elegant family space with Karndean flooring throughout and a large picture window creating a vista through the house from front to rear, together with an attractive outlook over the pond to the front.

SITTING ROOM / LIBRARY

18'8" x 13'5" (5.69m x 4.09m)

A fabulous alternative reception space providing an outlook over the rear garden via bi-fold doors and complemented by floor-to-ceiling bookshelving, Velux rooflights, downlighters and Travertine tiled flooring with underfloor heating.

The lighting and ambience of the room are further enhanced by a contemporary wood-burning stove with incorporated oven positioned to one corner.

SUPERB OPEN-PLAN KITCHEN, DINING & FAMILY SPACE

27'1" x 19'7" (8.26m x 5.97m)

Undoubtedly the social hub of the house, this is a supremely light and spacious combined kitchen, dining and living space.

The elevated kitchen area features Travertine floor tiling and is complemented by a superbly equipped kitchen offering an extensive range of storage solutions, with base units surmounted by granite worktops and upstands and incorporating an expansive central island.

Integrated appliances include twin ovens, a Rangemaster five-burner gas hob, twin wine coolers and dishwasher.

Illuminated steps descend from the kitchen to the dining/family space, which again features Travertine tiling, triple Velux rooflights and full-width bi-fold doors opening onto the private rear garden.

UTILITY ROOM

8'9" x 5'10" (2.67m x 1.78m)

Providing useful additional storage space, together with space for further kitchen appliances, including a washing machine, dishwasher and tumble dryer.

A double-glazed door provides external access to the side of the property.

ON THE FIRST FLOOR

LARGE GALLERY-STYLE LANDING

Benefiting from ample natural light extending through from the entrance hallway, with doors leading to:-

PRINCIPAL BEDROOM SUITE

14'4" x 14'3 (4.37m x 4.34m)

With stylish windows and bespoke fitted shutters, an extensive range of fitted wardrobes with sliding doors and access to:

FABULOUS EN SUITE BATHROOM

11'9" x 8'2" (3.58m x 2.49m)

Stylishly fitted with floor-standing bath, integrated wash hand basin with storage below, WC with concealed cistern, large walk-in shower enclosure with dual-head shower, downlighters and Velux rooflight.

BEDROOM TWO (REAR)

12'4" x 11'11" (3.76m x 3.63m)

With an extensive range of fitted wardrobes featuring mirrored sliding doors.

BEDROOM THREE (REAR)

12'0" x 8'10" (3.66m x 2.69m)

In common with Bedrooms Two and Four, this room provides a lovely outlook over the rear garden.

BEDROOM FOUR (REAR)

9'11" x 8'7" (3.02m x 2.62m)

With twin windows and fitted wardrobes with mirrored sliding doors.

BEDROOM FIVE

11'11" x 7'7" (3.63m x 2.31m)

Ideal for alternative use as a home office.

FAMILY BATHROOM

10'1" x 8'10" (3.07m x 2.69m)

Fully fitted with Travertine tiling and four-piece suite comprising an inset wash hand basin, low-level WC with concealed cistern, corner shower enclosure, panelled bath and large chrome towel warmer/radiator.

OUTSIDE

FRONT

The property is accessed via stylish contemporary electrically operated gates, which open onto a large Cotswold gravelled parking area providing space for numerous vehicles, together with access to the integral garage.

A striking feature of the frontage is the elevated galvanised koi pond, which provides an attractive focal point both within the garden and when viewed from inside the house.

INTEGRAL GARAGE

19'2" x 18'10" (5.84m x 5.74m)

An excellent double garage with electrically operated door, space for two cars and additional storage and utility space.

REAR GARDEN

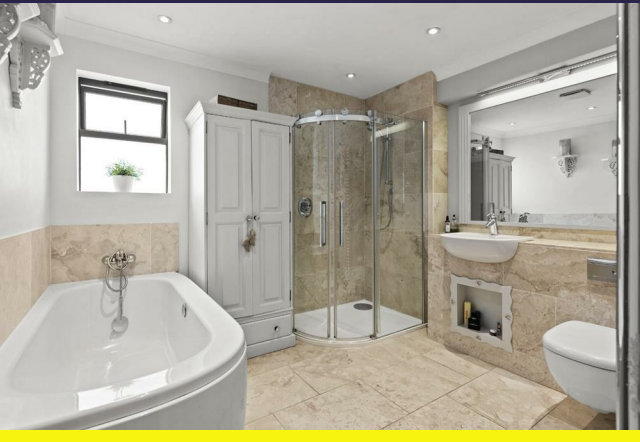
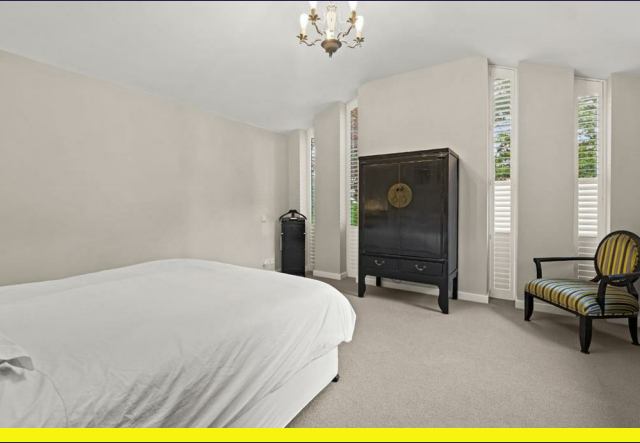
A wonderfully mature and substantial rear garden, predominantly laid to lawn and complemented by an extensive paved terrace extending across the rear of the house.

The terrace is illuminated and incorporates a hot tub, which is to be included in the sale.

The rear garden offers an excellent degree of privacy and is fringed by thoughtfully stocked borders and mature fir trees.

DIRECTIONS

For sat-nav - 704 Kenilworth Road, Balsall Common CV7 7HD.







Floorplan



Total area: approx. 309.9 sq. metres (3335.4 sq. feet)

General Information

Tenure

Freehold

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services, and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band G - Solihull Metropolitan Borough Council

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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