Horton & Senate







7 Wootton Green Lane, Balsall Common, CV7 7EZ

£679,950

- NO CHAIN
- GATED DRIVEWAY
- UTILITY
- FANTASTIC LOCATION
- LARGE PLOT
- THREE DOUBLE BEDROOMS
- LOUNGE & SEPARATE DINING ROOM
- DOUBLE GARAGE
- KITCHEN/DINER
- CONSERVATORY

49a Station Road, Knowle, Solihull, West Midlands, B93 0HN
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7 Wootton Green Lane, CV7 7EZ

Situated on the desirable Wootton Green Lane, Balsall Common, this exceptional three bedroom detached bungalow offers a unique opportunity for those seeking a high-quality home in a sought-after location. Built by the current owners, this property showcases a distinctive design that sets it apart from typical bungalows, providing a sense of individuality and character.

3 2 2

Council Tax Band: F





With three well-proportioned bedrooms, this bungalow is perfect for families or those looking to downsize without compromising on space. The generous plot allows for ample outdoor enjoyment, whether it be for gardening, entertaining, or simply relaxing in the tranquil surroundings.

The interior of the property is finished to a high standard, ensuring a comfortable and stylish living environment. Natural light floods the living spaces, creating a warm and inviting atmosphere throughout.

This bungalow is conveniently located near local amenities, schools, and transport links, making it an ideal choice for both families and professionals alike.

In summary, this unique detached bungalow on Wootton Green Lane is a rare find, combining quality, space, and a prime location. It presents an excellent opportunity for anyone looking to invest in a beautiful home in Balsall Common.

Approach
The property is approach via a gated brick paved driveway that provides off road parking for multiple cars, access to the double garage and side access to the rear.

Ground floor

Hall
A welcoming entrance hall with doors leading off to all room and central heating radiator.

Kitchen/diner
A real feature to this property is the open plan kitchen/diner which is of high quality and comprises of a range of wall and floor base units with solid worktop incorporating an inset sink with mixer tap and drainer. There is a free standing 'Aga' cooker and a separate electric hob, space for a dishwasher and space for a large fridge freezer. There are two windows providing lots of natural light, a central heating radiator and door to the utility room.

Utility room
The useful room provides extra storage space with wall and floor base units, a pantry style cupboard, plumbing for a washing machine and sink.

Dining room
The dining room is directly off the hall which gives it the perfect entertaining feel, there is room for a large dining set, a window and central heating radiator.

Lounge
This spacious lounge has a picturesque box bay window over looking the rear garden which makes an ideal reading corner, a feature fireplace, two central heating radiators and a set of sliding doors leading to the conservatory.

Conservatory
A great addition to the property providing a further room to enjoy whilst entertaining or enjoying the view over the garden, there are double doors leading onto the patio and bespoke blinds to the windows and ceiling windows.

Master bedroom
There is a large range of fitted wardrobes with built in dressing area and additional fitted drawer units. There is a window overlooking garden, central heating radiator and door to the ensuite.

Ensuite
The suite comprises of an enclosed shower cubicle, Wc, sink all incorporated in a vanity style storage unit. There is tiling to splash prone areas, a heated towel rail and a window.

Family bathroom
The main bathroom comprises of a bath with shower attachment over and a sink with vanity unit under and an airing cupboard.

Wc
The separate cloakroom consists of a wc, sink and central heating radiator.

Bedroom two
Another double bedroom with fitted wardrobes, a central heating radiator and a window to the front.

Bedroom three
This is a versatile bedroom currently configured as a home office, offering excellent potential for a variety of alternative uses. There are fitted wardrobes, a central heating radiator and a double glazed window to the rear.

Outside

Garden
The mature private rear garden is a gardeners' dream! It boasts a slabbed patio area that wraps around and forms a path leading to the rear sheds and greenhouse. There is a large lawn with a water feature in the middle and mature shrubs and bushes to boundaries.

Double Garage
The double garage is ideal for cars or hobbies. There are two garage doors leading to the driveway, a wc and access to the loft.






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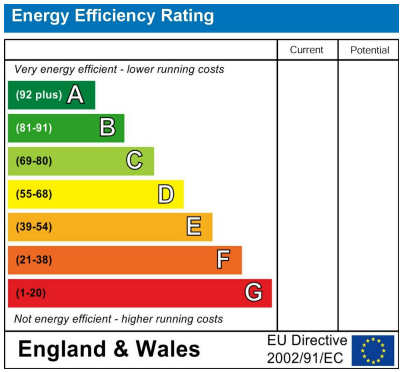


Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

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