

SHELDON
BOSLEY
KNIGHT



ROBS OAK, OLD WASTE LANE


BALSALL COMMON

Individual detached family home

ROBS OAK, OLD WASTE LANE,
BALSALL COMMON, CV7 7RY

Sheldon Bosley Knight are delighted to offer for sale this individual detached family home in a superb semi-rural location offering additional future potential. This spacious property benefits from four first floor bedrooms with an additional self-contained annex accessed via the conservatory.





Superb semi-rural location

The accommodation comprises in brief: entrance hallway, two reception rooms with conservatory overlooking and leading to impressive landscaped garden to rear; kitchen with separate utility room, oil house and down stairs shower room. To the first floor there are four good sized bedrooms, two with en suites and the family bathroom.

To the front of the property is a single garage accessed via the in and out driveway which also provides ample off road parking for multiple vehicles.

Viewing is essential to appreciate the accommodation on offer.





Photo showing Annex



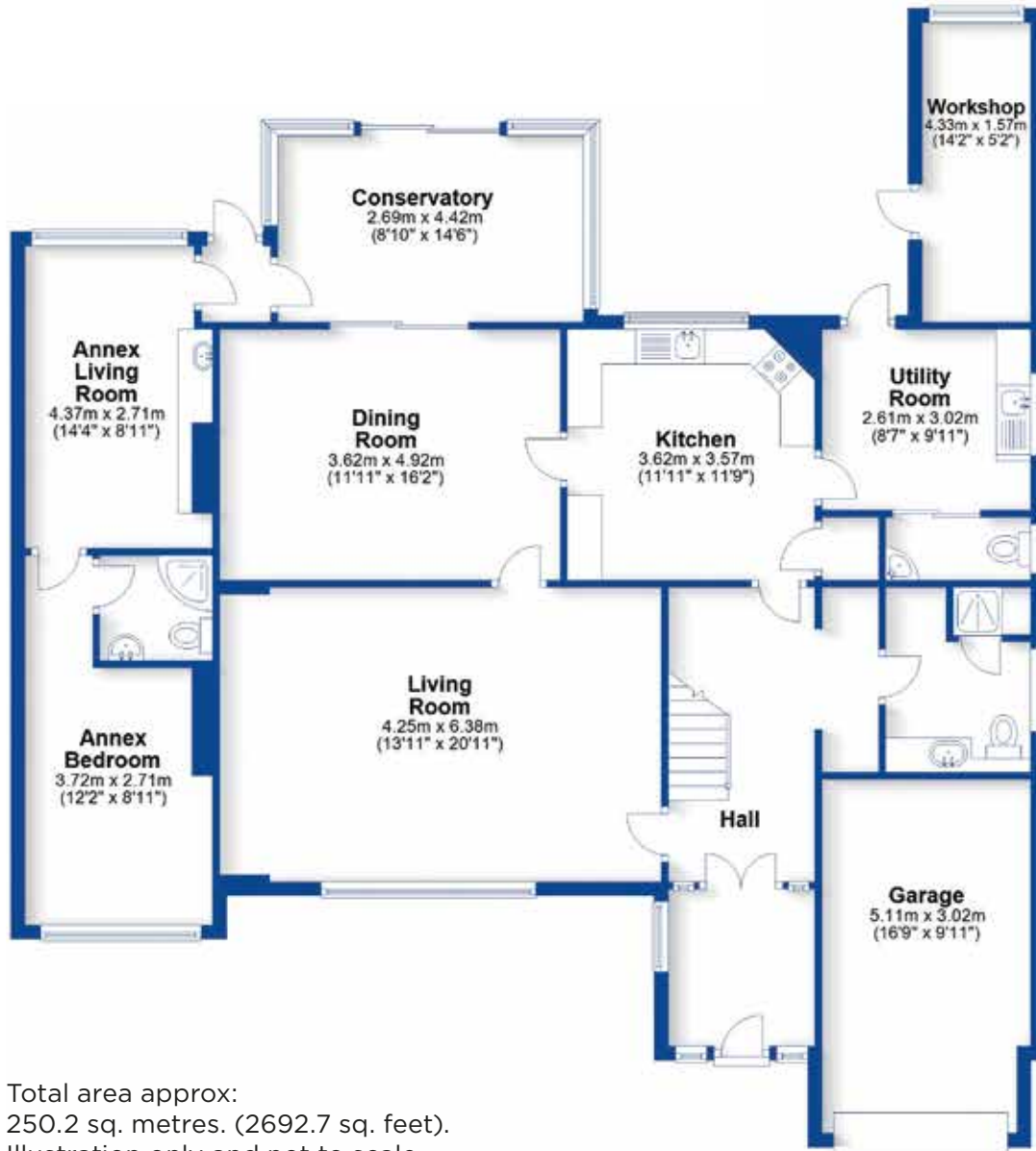
Photo showing Annex



Photo showing Annex

- Individual detached family home
 - Four bedrooms
 - Two en-suites & family bathroom
 - Self contained annex
- Beautifully presented gardens to front & rear
- Two reception rooms & conservatory
 - Kitchen & separate utility room
 - Downstairs shower room
- Garage & ample off road parking

Floorplan



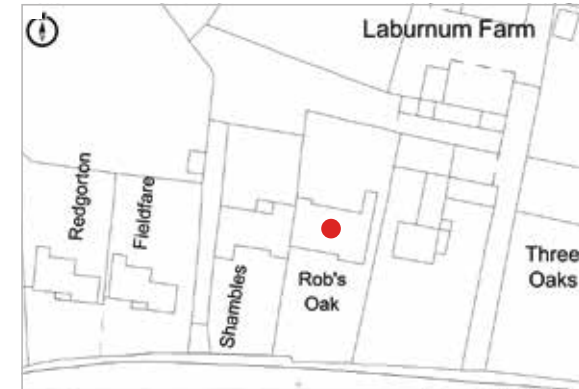
Total area approx:
250.2 sq. metres. (2692.7 sq. feet).
Illustration only and not to scale.

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Location



**SHELDON
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LEAMINGTON SPA
29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY
01926 430555

KENILWORTH
9 The Square
Kenilworth
Warwickshire
CV8 1EF
01926 857595

STRATFORD-UPON-AVON
Morgan House
58 Ely Street
Stratford-upon-Avon
Warwickshire, CV37 6LN
01789 292310

SHIPSTON-ON-STOUR
The Corner House
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG
01608 661666

EVESHAM
1-3 Merstow Green
Evesham
Worcestershire
WR11 4BD
01386 444900

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

