



77 Station Road, Balsall Common, West Midlands

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# 77 Station Road Balsall Common

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The popular village of Balsall Common is situated between Coventry to the east and Birmingham to the west and is a prime commuter location. Balsall Common is of recent origin, with most houses and shops built in the 20th century.

Balsall Common is close to the precise geographic centre of England, with the highly regarded local secondary school, unsurprisingly named The Heart of England School. Balsall Common benefits from a railway station on the Coventry to Birmingham line named Berkswell, with regular trains to London. The village has a good selection of local shops and restaurants.



**Tenure:** Freehold

**Local authority:** Stratford-on-Avon District Council

**Council tax band:** G

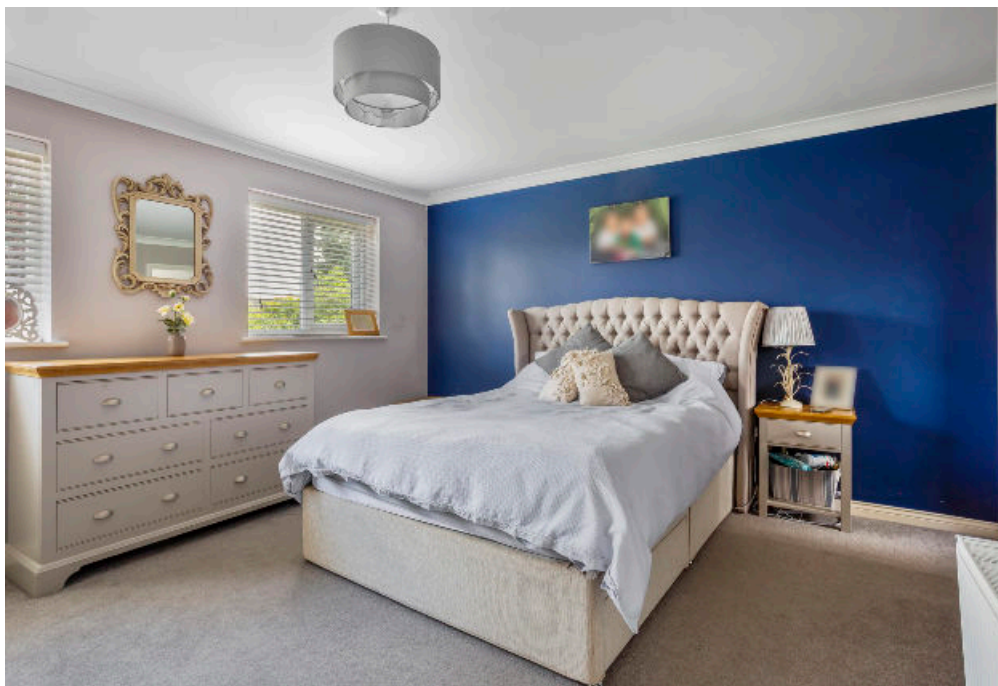






A beautiful family home in this sought-after location.





Nearby towns and villages include Solihull, Kenilworth, Warwick, Meriden, Hampton-in-Arden and Hatton. Leamington Spa is a mere 28 minutes away by car, and further schooling and amenities are available in the town and in neighbouring Warwick.

Balsall Common 0.2 miles, Berkswell Railway station 0.7 miles, Knowle 4.2 miles, Solihull 7.3 miles, Central Birmingham 15.3 miles, M6 (Junction 4) 6.6 miles, M42 (Junction 5) 5.4 miles, Birmingham airport 6.7 miles, Royal Leamington Spa 10.3 miles (all distances are approximate)

## The property

One enters the property via a reception hall with doors to the principal reception rooms and stairs rising to the first floor. The principal reception rooms include a beautiful sitting room with a feature fireplace and a log-burning stove, leading to a good-sized conservatory used by current vendors as a dining room. There is a further sitting room/playroom/dining room and a sizeable home office. The kitchen has a range of contemporary units, and the adjacent utility has matching units. There is ample space for a dining table.

The first floor has a principal bedroom suite with an en suite shower room. There are three further bedrooms, including bedroom two, which also has an en suite shower room. A family bathroom serves bedrooms three and four.

To the front of the house is a large fore-garden mainly laid to lawn with herbaceous borders and a large driveway providing parking for several cars. Despite its conversion, the remaining garage, accessed via the driveway, still has a sizeable space for storage.

To the rear is a delightful garden, mainly laid to lawn with mature hedging to the boundaries. A neat patio area is perfect for entertaining. A useful home office is located within the garden. This space could lend itself to being a home gym, garden room or various alternative uses, subject to requirements.





## Services

All mains services are connected to the property. Gas central heating.

## What Three Words

///urban.card.combining

## Viewing

By prior appointment only with the agents

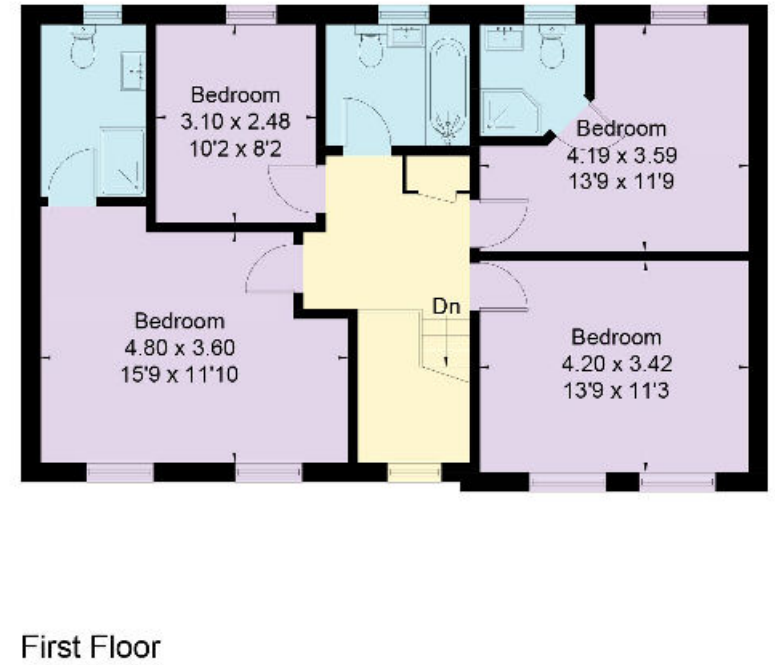
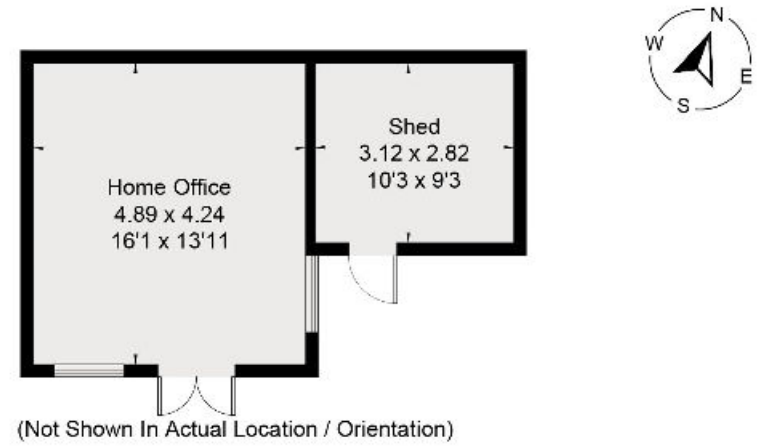
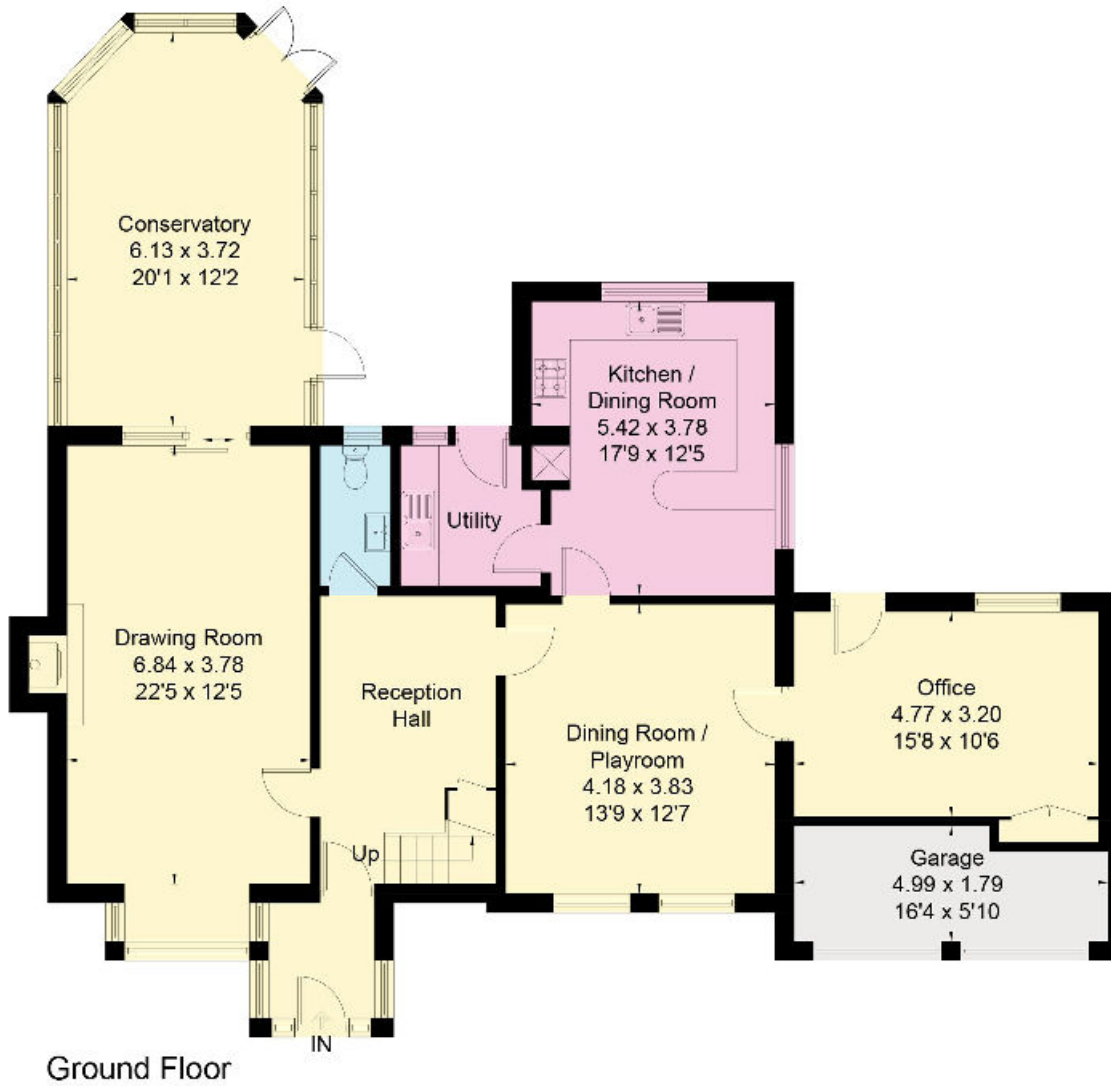








**Approximate Gross Internal Floor Area**  
**235 sq m / 2,530 sq ft**



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 05 June 2024  
Our reference: STR012400031

## 77 Station Road, Balsall Common, Coventry, CV7 7FN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £895,000

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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