

72 Kelsey Lane, Balsall Common, West Midlands





A superb family home, beautifully presented.

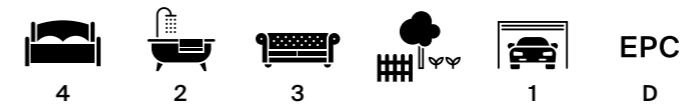
Distances

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)

Situation

The village is situated between the cities of Coventry to the east and Birmingham to the west and is a prime commuter location. Balsall Common itself is of recent origin, with most of the 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 and the village has a good selection of local shops and restaurants. Nearby towns and villages include Solihull, Kenilworth, Warwick, Meriden, Hampton-in-Arden and Hatton. The Royal town of Leamington Spa is approximately 28 minutes away by car.



Tenure

Freehold

Local Authority

Solihull Borough Council
 0121 704 8000

Council Tax

Band F



Leading off from this room is a useful utility and third reception room, which is currently being utilised as an office. This space works just as well as a family room/playroom, and again, it benefits from doors opening out to the rear. The ground floor is complimented further via the cloakroom.

The first floor comprises of a principal bedroom suite with fitted wardrobes, three further double bedrooms with a Burlington vanity suite in bedroom 2, a family bathroom and a landing large enough for a home office.

The property

72 Kelsey Lane is a most fabulous family home. One enters the property via the delightful entrance hall with stairs rising to the first floor and doors radiating to the principal reception rooms, which include a wonderful dual-aspect drawing room with feature fireplace and doors opening out to the rear gardens and a sitting room with wood burning stove and sliding doors opening to the rear.

The hub of this home is sure to be the beautiful Tom Howley kitchen and breakfast room, having a range of base and wall-mounted units sat beneath a Silestone worktop and central island with integrated appliances including Neff induction hob, Neff Compact oven with microwave, Neff pyrolytic single oven, Neff warming drawer, Fischer & Paykel wine cabinet, Fischer & Paykel fridge/freezer with water dispenser and a Quooker hot tap. There is ample space for a dining table, and again, sliding doors open out from this area to the rear gardens, ensuring this space works well for those who like to entertain.





Gardens and grounds

Outside, the property is enhanced further via the gated driveway allowing parking for several cars and giving access to the garaging.

To the rear is an immaculately landscaped south-facing garden, being mainly laid to lawn, having an excellent patio area, pergola with a second patio, a range of mature hedging and well stocked herbaceous borders.

Services

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

What3Words

///sunk.angle.scout

Viewing

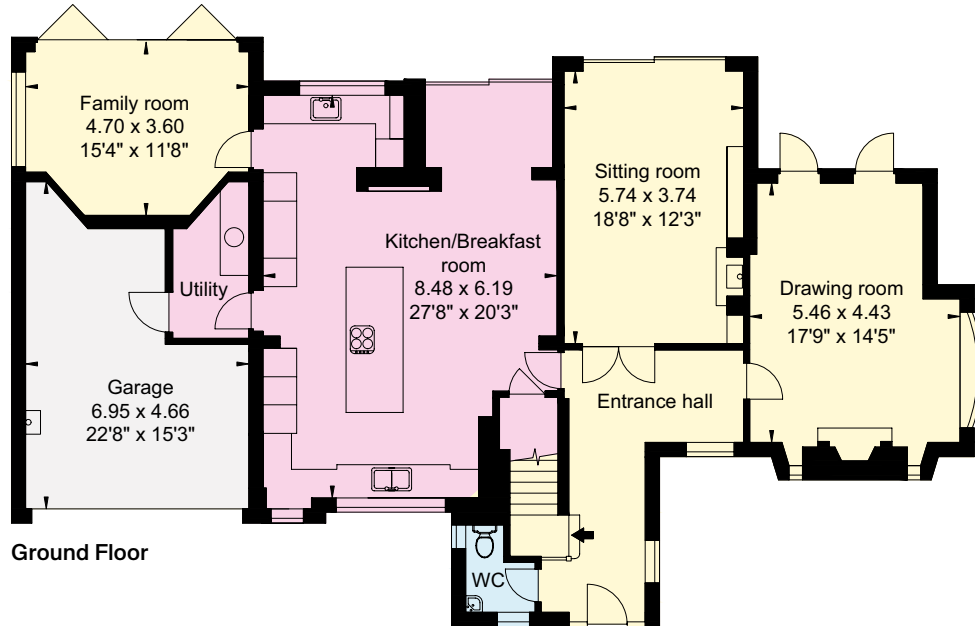
By prior appointment only with the agents.



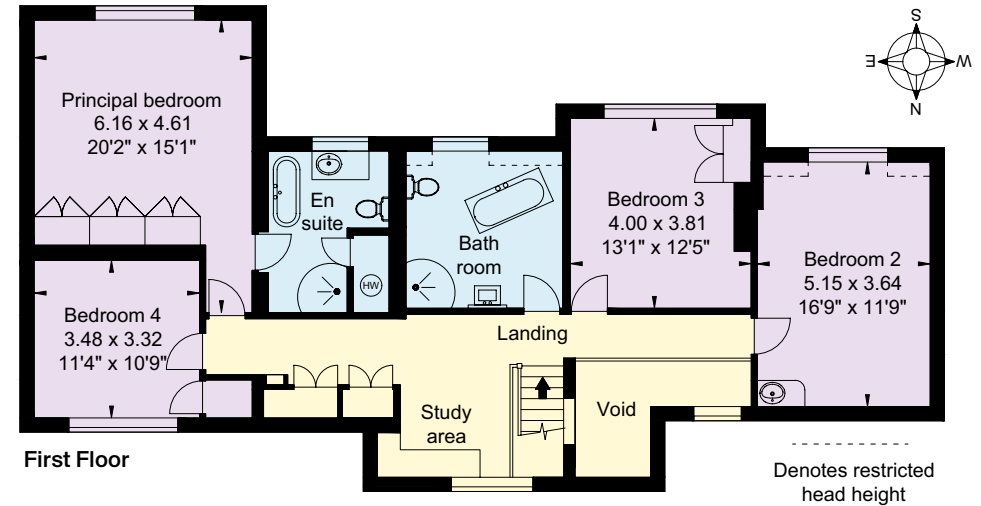
Approximate Gross Internal Floor Area
290 sq m (3,123 sq ft) inc. restricted head
height exc. void

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Denotes restricted head height

Knight Frank Stratford-upon-Avon
 Bridgeway House, Bridgeway
 Stratford-upon-Avon
 Warwickshire CV37 6YX
knightfrank.co.uk

I would be delighted to tell you more

Will Ward-Jones
 01789 297735
william.ward-jones@knightfrank.com



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.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated April 2024. Photographs and videos dated April 2024.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

Date: 15 April 2024
Our reference: STR012423529

72 Kelsey Lane, Balsall Common, Coventry, CV7 7GL

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,250,000.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

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

Enc:

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.2 Feb 24