



ginger

FOXES WAY

BALSALL COMMON

WELCOME

Ginger are delighted to offer this beautifully styled, modern and spacious three bedroom semi-detached house for sale, A wonderful opportunity set in this popular and peaceful cul-de-sac on the Kemps Green estate. Conveniently located within an easy walking distance to the local primary school, secondary school, easy reach of open countryside and village centre.

This is a great family home, super comfortable, modern, and has a lovely welcoming and comfortable feel, we recommend you view to appreciate all the goodies this home offers.

The property is set on a good size plot, with a generous front lawn and driveway, plus an electric car charging point.

Within the house is a welcoming hallway with downstairs cloakroom, family living room which opens through to the spacious and open-plan kitchen diner with patio doors leading out to the south-facing garden. The owners have converted the garage in 2018 into an additional reception sitting room/home office/playroom which is a really useful conversion and adds significant benefits to a family home or work from home occupants.

Upstairs provides a spacious landing ideal for the morning rush-hour, with three great sized bedrooms and the family shower room. Many of these houses have extended above the garage to make a fourth bedroom, subject to approval.

The property boasts an all-important south-facing rear garden and patio, a secluded space, access along the side of house.

KEY FEATURES

- A three bedroom semi-detached house with scope to extend into 4 bedrooms STPP
- A modern, comfortable and stylish home with generous living accommodation
- Set within a peaceful and private cul-de-sac
- Short walk to the local village schools and shopping centre
- Living room feature fire and bay window
- Converted garage into separate reception room/office/playroom
- Open-plan kitchen diner with patio doors
- Separate downstairs cloakroom
- Generous and private south facing rear garden
- Expandable driveway, front lawn and electric car charging point







LIVING SPACES

Welcome inside. Your first impressions will be that of a well-presented, modern family home and a sense of the love and cosiness that this home delivers. Let's take you through it...

The hallway is modern with laminate flooring that flows through the ground floor accommodation, making this home easy to maintain, just the ticket for a young family home. The hallway gives access to the living room and to the reception room which was the original garage, to the cloakroom as well as stairs to the bedrooms and family bathroom. Ceiling lighting, as well as central heating.

Every family home deserves a downstairs cloakroom and this home is no exception. Providing a modern suite comprising of a hi-gloss vanity storage unit with hand wash basin and splash-back mosaic tiling, with WC having dual flush. There is an opening double glazed window to the front elevation as well as ceiling lighting.

The family living room is a super cosy room, lovely and bright having a feature bay window to the front providing a generous windowsill which is ideal for family photos. You look out into the front lawn and peaceful cul-de-sac, with access to the rear into the kitchen/dining room. The living room is stylish presented, wall lighting as well as a feature fireplace with a modern gas coal-effect fire set within, as well as central heating. The living room will easily accommodate your sofas, media centre, and provides a nice cosy space to sit and relax with the family enjoying a good movie or socialising with friends. A lovely room.

For your media, then the home occupied currently has virgin facilities to the property, but there's also a telephone point aerial point and powerful your media

The open-plan kitchen dining room is positioned at the rear of the house, a really generous and well thought out space. This room works really well for the family being open-plan, working well for the children's meal times, colouring in, under the parent's watchful eye, family meals or when entertaining, particularly with the two doors leading out to the garden and patio in the summer time parties.

The kitchen provides a good complement of cream, traditional style wall and base units with solid wood work-surfaces providing a number of integrated appliances which include a double oven and grill with a four ring gas hob and extractor hood, a built-in washing machine, built-in dishwasher as well as a built-in fridge and freezer. We love the Belfast style twin sink with a traditional-style mixer tap all located convenient to the double glazed window boasting a peaceful view out into the garden.

The dining section is a great size, and easily accommodates a large family size dining table with window and door looking/leading out to the patio.

The neutral presentation keeps the space lovely and bright, complimented by hardwearing wood laminate flooring. There's central heating, as well as a useful under-stairs storage cupboard/pantry and a further door to the side elevation to access the garden and patio.

The garage space has been converted back in 2018 into an additional reception room. This is an adaptable space, whether you wish to create a separate sitting/film room, or should you work from home then this space makes for a larger office. Alternatively, as you can see, this space provides a great kids room for their games, books and even a drum kit. There is a double glazed window to the front looking into the cul-de-sac with a radiator underneath, as well as a further window to the rear and also a glazed door leading out to the garden. Such a great benefit.









UPSTAIRS SPACE

Welcome upstairs. The bedrooms and shower room continue the modern, stylish and homely atmosphere. The landing is a nice size, perfect for the busy morning rush-hour, lovely and bright with the window to the side elevation as well as having a handy airing cupboard to tuck away your towels and bedroom linen.

The landing also provides access to the lost space, as well as PowerPoint and lighting. We are advised the loft space is part boarded, insulated and electricity.

The main bedroom is located at the front of the property, a nice size, and as you will see from the photos and your visit, provides generous floor space, perfect for the larger bed and accompany furniture. This lovely and bright bedroom has feature wall covering, as well as a double glazed window to the front elevation looking into the cul-de-sac with central heating radiator underneath. The bedroom also has the benefit of fitting wardrobes with mirror sliding doors.

Bedroom number two is set to the rear of the house having a large double glazed window looking into the delightful south-facing rear garden, such a nice view to start your day. This spacious bedroom is nicely presented with a fun design, having carpets and ceiling light. This works really well for the younger member of the family to have their bed space, wardrobe and gaming /homework desk and heated by central heating radiator by the window.

The third bedroom is located the front of the house also offering that peaceful cul-de-sac view. This is a surprisingly spacious third bedroom, which would easily accommodate a double bed if needed but works well as a single bedroom perfect for the kids, or should you work from home is ideal as a home office . Double glazed window to the front, central heating radiator, as well as benefiting from a handy wardrobe cupboard over the stairs.

The family shower is a good size, neutrally presented with vinyl hardwearing flooring for ease of cleaning. the shower room provides a generous size shower cubicle with an electric shower unit and sliding shower door, a pedestal wash basin with individual hot and cold taps, and a WC with dual flush. This room has a central heating radiator, a frosted double glazed window to the rear elevation as well as ceiling light and an extractor.













ADDITIONAL INFORMATION

One of the questions every estate is asked is does the property have a south facing garden? Well yes, this home does. The garden is also quite shielded from the houses around, providing a peaceful and private space to relax. As mentioned earlier, there are two doors to lead you outside from the kitchen diner, and a further patio door from the separate reception office room.

The patio is a good size, perfect for your outdoor dining furniture and of course, the barbecue. The L-shape patio leads around to the back of the extra reception room and down the side elevation to give access to the front driveway, a private gate and somewhere to hide the bins.

This established garden provides a lawn in the middle, perfect for the kids and dog to run free, having planted borders to the side with sleeper borders, and even a summer house for the kids at the rear.

ADDITIONAL INFORMATION

The property is approx. 39 years of age, mature and full of character like a fine wine. The owners have been here 9 years.

We are advised the property is freehold. Your solicitor must seek confirmation Our clients are selling as they wish to upsize, kids are getting bigger Garage was converted in 2018

The boiler is a Worcester (nice) installed approx. 6 years ago, to be serviced in May this year

The kitchen was renovated in 2017

We are advised the property owner is responsible for the right hand fence/ boundary.

With a busy household the current utility bills are as follows please note, this is given in good faith based on 2 adults, 2 children and a dog

Electricity £2725pa

Gas £930 pa

Annual Water £572

Council Tax £1971

We are advised the council tax band D is payable to Solihull Metropolitan Borough Council.

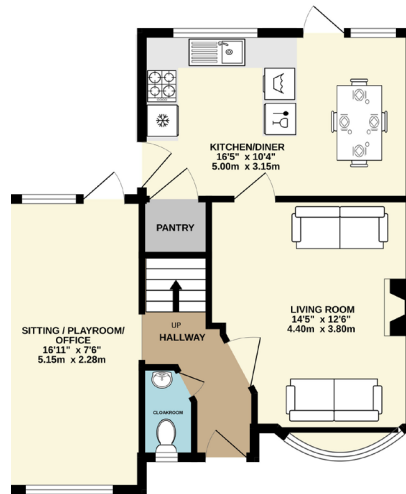
Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

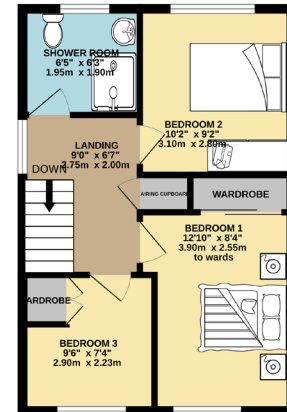
All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

FLOOR PLAN

GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



3 BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 961 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Make it yours...

Thank you for viewing with ginger. We know big decisions take considered thought... time to get the coffee on and enjoy this property brochure.

Our team will call you for feedback on this property within two days. In the meantime if you would like to submit an offer, ask any questions or book a second viewing feel free to get in touch.

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9.30am - 5.30pm Mon - Fri, 9 - 3 Sat