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Rushton Close
Balsall Common CV7 7PA

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Nestled in the charming village of Balsall Common, Coventry, this delightful detached house on Rushton Close offers a perfect blend of modern living and community spirit. Approached via a private block-paved driveway, the property welcomes you with a spacious open canopy porch and a solid wood front door that leads into a bright entrance hallway, adorned with elegant ceramic tiled flooring.

The ground floor boasts a generous lounge that overlooks the front garden, providing a comfortable space for relaxation. The heart of the home is undoubtedly the stunning open-plan kitchen and dining area. This contemporary space features a stylishly fitted kitchen with a range of wall and base units, complemented by contrasting granite work surfaces. Equipped with high-quality integrated appliances, including a full-size double fan-assisted oven, induction hob, larder-style fridge/freezer, and an integrated coffee maker, this kitchen is a culinary enthusiast's dream. There is also ample space and plumbing for an under-counter dishwasher, ensuring convenience in daily living.

Ascending to the first floor, you will find a family bathroom and four well-proportioned double bedrooms. With the principal bedroom benefiting from en-suite facilities, while a single bedroom completes this level. A ladder from one of the bedrooms leads to a useful loft room, providing additional storage space.

Outside, the property features a low-maintenance fore garden and a driveway that accommodates up to four cars, along with access to a garage. The beautifully landscaped rear garden is a true highlight, offering a lush lawn and a decked area ideal for summer entertaining, complemented by a paved patio that connects seamlessly to the kitchen/diner.

Balsall Common is a highly sought-after village, just seven miles from Solihull, surrounded by picturesque countryside. The area boasts excellent local amenities, outstanding schools for all ages, and convenient transport links.

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Dimensions

GROUND FLOOR

Loft Room

3.45m x 2.79m

Entrance Hallway

Lounge

4.34m x 3.53m

Utility Room

W/C

Kitchen/Dining Room

7.57m x 3.63m

FIRST FLOOR

Bedroom One

5.97m x 3.00m

En-Suite

Bedroom Two

3.84m x 3.53m

Bedroom Three

3.76m x 3.53m

Bedroom Four

2.84m x 2.69m

Bathroom

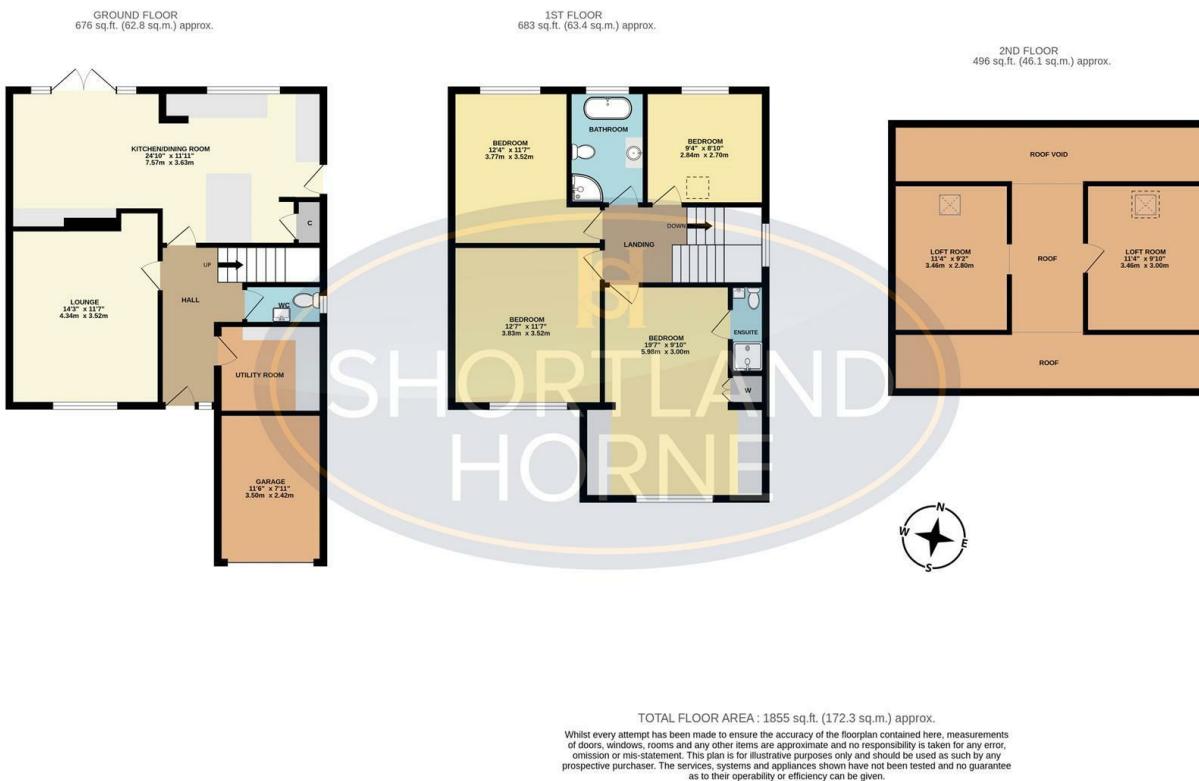
SECOND FLOOR

Loft Room

3.45m x 3.00m



Floor Plan



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

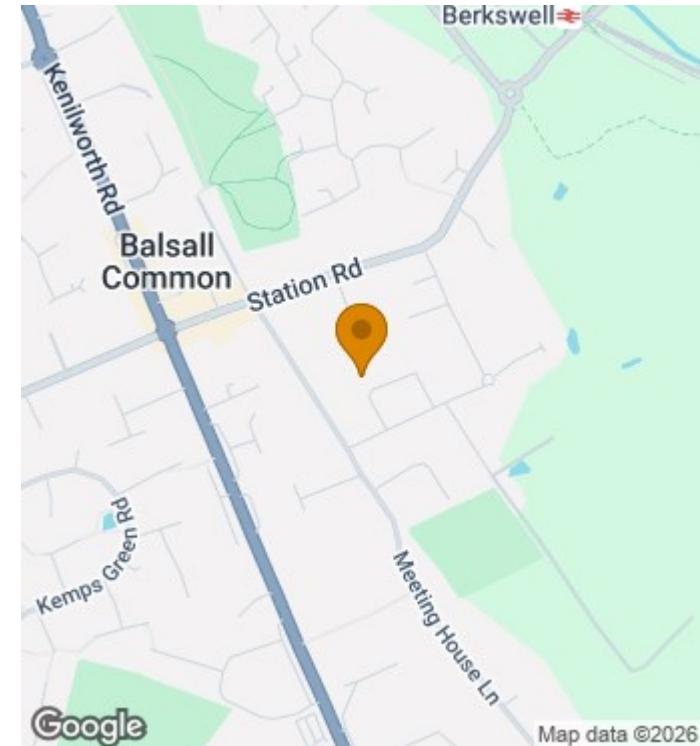
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

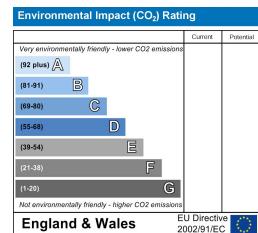
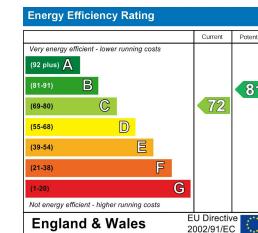
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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