



42 Whitenash Close, Balsall Common CV7 7PR £185,000

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## Key Features

Entrance Porch / Reception Hall  
Lounge / Fitted Dining Kitchen  
Rear Storm Porch  
Three Bedrooms / Bathroom  
Gas Central Heating / Double Glazing  
Established Garden with Garden Store  
Garage En-Bloc  
No Chain

42 Whitnash Close is a well proportioned and tastefully presented, modern style, end town house residence, conveniently situated, being within a walking distance of the village centre.

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Local Authority

Solihull Metropolitan Borough Council

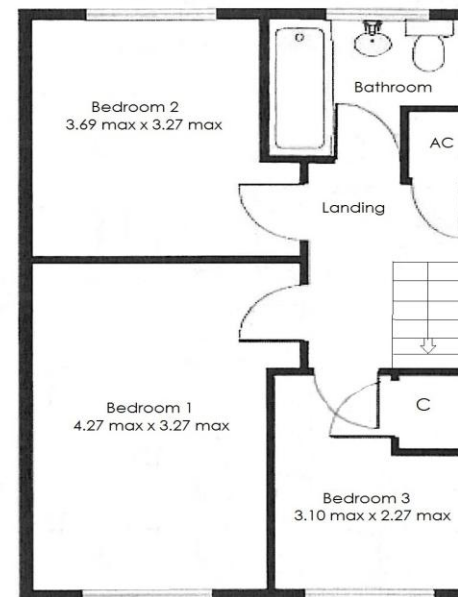
## Vendor's Comments

Three-Bedroomed Homes like this just didn't come up too often in Balsall Common, so six years ago, I took advantage of the property's good value, great size, gardens and the added bonus of the garage.

Although I have never been fortunate to live in the house, I have been blessed by meeting a great family who have kept and maintained the house as their home for six years. Together, we have maintained the home to its potential and I believe this home continues to offer fantastic value for money, three good sized bedrooms, a good size lounge and breakfast kitchen. The added bonus of a second cloakroom is of a huge benefit and with the enclosed rear garden it continues to be a perfect family home.

## Local Schools

Balsall Common Infant and Primary School  
Heart of England School



First Floor



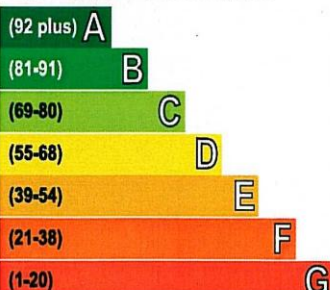
Ground Floor

## Viewing Arrangements

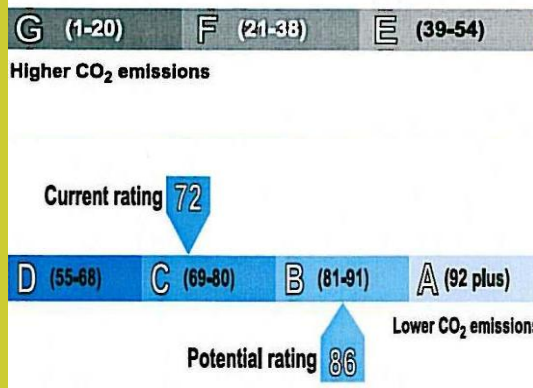
Telephone: 01676 534040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

## Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
72	86



These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

