



82, Kelsey Lane
Balsall Common

theAgents
property consultants

An elegant and contemporary detached home, which offers refined village living.

Summary

A beautifully presented family home offering well-balanced and thoughtfully arranged accommodation, ideally suited to modern day living. The property combines timeless appeal with practical spaces, creating a welcoming environment for both everyday life and entertaining. Finished to an immaculate standard throughout, this is a home that is ready to be enjoyed immediately.

Ground Floor

The ground floor provides a generous and flowing layout, designed with comfort and functionality in mind. An elegant drawing room with a feature fireplace offers flexibility for family living or entertaining. Down the light and airy hallway leads to the spacious open-plan kitchen, diner which is the heart of the home - a bright and inviting space with ample room for socialising. The kitchen, with a central island, an abundance of storage and fitted AEG appliances ensure luxury throughout. The designated dining area hosts a large dining table with bi-folding doors leading out to the south-facing garden - perfect for summer months. Off of the kitchen is a sizeable utility room and plant room with side access. At the end of the hallway is a generous snug room which could benefit from being a fifth bedroom with use of an en-suite shower. Again, with bi-folds leading out to the garden. The downstairs is completed with a downstairs cloakroom and w.c.

First Floor

The first floor continues the theme of well-proportioned accommodation. A vaulted ceiling with a floor-to-ceiling window allows the light to flow through the landing creating a warm atmosphere. Bedrooms are thoughtfully arranged to provide privacy and comfort. The Principal bedroom is a substantial size with a bespoke en-suite finished to a high quality, bedroom two and bedroom three are great double bedrooms, again, hosting super-King sized beds and are towards the rear of the property, overlooking the garden. Both with fitted wardrobes and accompanied by the family bathroom complete with a shower and separate bath. Bedroom four is another excellent double, currently used as a home office.

Outside

Externally, the property enjoys attractive outdoor space, benefiting from a south-facing direction, perfect for relaxing, entertaining or family activities. The garden offers a pleasing balance of lawn and a recent addition of a porcelain patio, while the frontage provides convenient access and parking. Mature planting and greenery adds privacy and kerb appeal. There is an integrated garage plus an abundance of parking on the in-and-out driveway.

Location

Situated on the sought-after Kelsey Lane in Balsall Common, the property benefits from a desirable village setting with excellent local amenities close by. Balsall Common is well regarded for its schools, shops and community feel, while offering convenient access to surrounding towns with motorway links and railway connections for commuting.

Services to the Property

All Mains Services are connected to the property.

Local Authority and Tenure

Solihull District Council and Freehold.

EPC Rating

EPC Rated C.

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

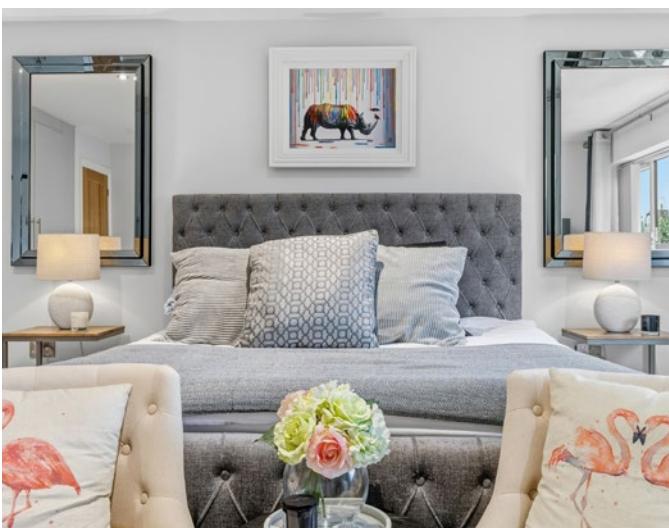


A long wooden dining table with a white runner, blue velvet chairs, and a vase of pink roses. The table is set for a meal, with a candle and a small vase of flowers on the runner.





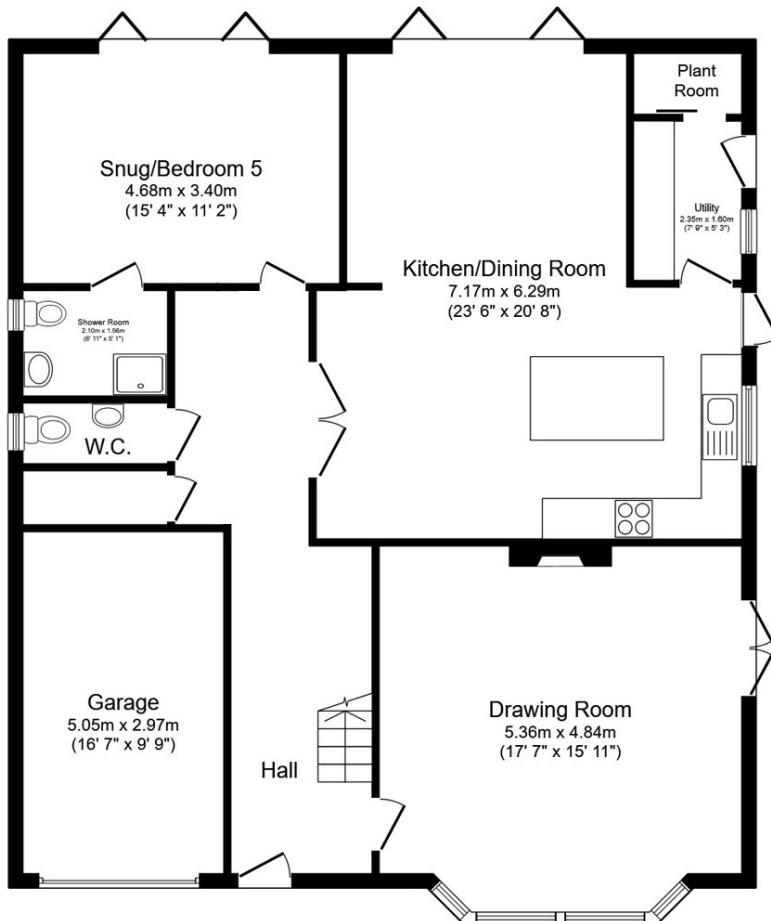








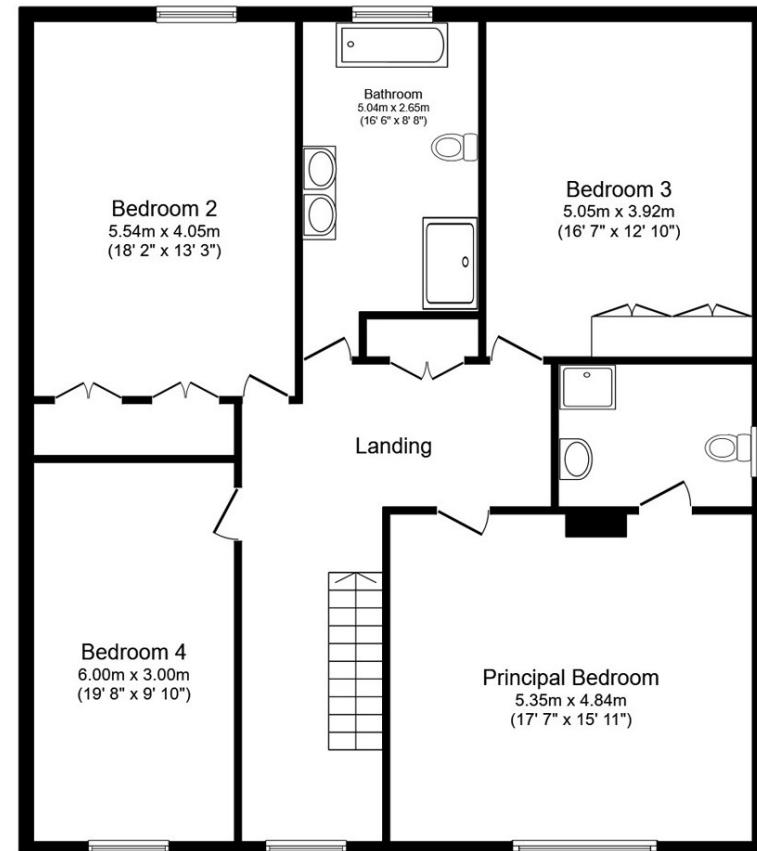
Kelsey Lane, Balsall Common, Coventry, CV7 7GT



Ground Floor

Floor area 130.4 sq.m. (1,404 sq.ft.)

Total floor area: 259.0 sq.m. (2,788 sq.ft.)



First Floor

Floor area 128.6 sq.m. (1,384 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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Important Notice

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