







## Property Description

A fabulous contemporary detached executive style residence situated in the prestigious sought after location of Meeting House Lane, within walking distance to village and schools with Ofsted ratings of outstanding, access to motorway links, Birmingham International Airport and local train station. Built to high specification, recently redecorated with Farrow and Ball paint. Briefly comprising an impressive reception hallway, guest cloakroom, lounge, study, living/dining kitchen, second guest cloakroom with shower, five double bedrooms, an occasional room which could be used as a gym/games room/cinema room, four bathrooms, double garage, driveway for several cars, south-facing landscaped private rear garden. The property benefits from new boiler, water softener and 2021 electrical certificate. No chain.

## Approach

Open canopy porch with lighting leads through to reception hallway.

## Reception Hallway

Having oak staircase rising to first floor, contemporary lighting, porcelain floor tiles throughout ground floor with under floor heating, walk in cloaks cupboard, door through to guest cloakroom.

## Guest Cloakroom

Fitted with a white Duravit suite comprising wall hung WC, contemporary wall hung glass wash hand basin with mixer tap, illuminated vanity mirror above, heated towel rail.

**Study** 14' 10" Into Bay x 9' 8" (4.52m Into Bay x 2.95m)

Having walk in bay window to the front.

**Lounge** 19' 1" Into Bay x 13' 10" (5.82m Into Bay x 4.22m)

Double doors leading into lounge from hallway, walk in bay window to the front, further window to the side, pebble effect gas fireplace, wall mounted TV with surround sound.

**Living / Dining Kitchen** 31' 2" Maximum x 30' 10" Maximum (9.50m Maximum x 9.40m Maximum)

Beautiful L shaped living/dining kitchen, having an extensive range of high gloss fronted base units and drawer units all with soft door closures, large central island unit having deep pan drawers and further drawers within, five gas Miele stainless steel gas burning rings with stainless steel extractor fan with lighting over, sink with mixer tap and hot boiling water, tall unit housing two electric Miele stainless steel ovens, both with warming drawers underneath, further combination microwave oven and grill, Miele coffee maker, built-in tall fridge and freezer, large wine cooler, two Miele built-in dishwashers, complementary granite work surfaces throughout, Franke sink with drainer and mixer tap, two windows to rear overlooking garden, pelmet lighting, door through to utility/laundry room.

## Living / Dining

Having wall mounted TV with surround sound, ample space for large sofa, dining area having patio doors to the rear overlooking and leading to garden, windows to the side and rear.

**Utility / Laundry Room** 13' 1" x 8' (3.99m x 2.44m)

Fitted with base and wall mounted units, incorporating larder unit, complementary granite work surface, Franke sink and drainer unit with mixer tap, space and plumbing for automatic washing machine and tumble dryer, door to the rear leading into garden, integral door through to double garage and door through to guest shower room.

## Guest Shower Room

Fitted with a white Duravit suite comprising low level WC, wash hand basin with mixer tap, double walk in shower cubicle, heated towel rail, full ceramic tiling, obscure glazed window to the rear.

## First Floor Landing

Contemporary solid oak staircase rising from hallway to the first floor landing with further stair case rising to second floor landing, having cupboard housing the hot water tank and providing shelving space, linen cupboard having shelving within, window to the side.

**Master Bedroom Suite** 21' 2" x 15' 5" (6.45m x 4.70m)

Window to the front, two Velux windows to the rear, TV aerial point, door through to walk in wardrobe. **Walk In Wardrobe** 12' 5" x 9' Maximum (3.78m x 2.74m Maximum) Having hanging and shelving rails within.

## En-Suite

Fitted with a free standing Jacuzzi bath with mixer tap and shower attachment, wall hung wash hand basin with mixer tap set into vanity unit, low level WC, double walk in shower cubicle, heated towel rail, window to the side, Velux window to the rear.

**Bedroom Two** 16' 3" Into Wardrobes x 10' 10" (4.95m Into Wardrobes x 3.30m)

Having built-in wardrobes to one wall providing hanging and shelving space, TV aerial point concealed in wardrobe, window to the rear overlooking garden, door through to en-suite.

## En-Suite

Fitted with a white Duravit suite comprising low level WC, wall hung wash hand basin with mixer tap, double walk in shower cubicle, full ceramic tiling, wall mounted illuminated cosmetics mirror, heated towel rail, obscure glazed window to the side.

**Bedroom Three** 13' 8" x 9' 8" (4.17m x 2.95m)

Having window to the front, built-in triple wardrobes providing hanging and shelving space, door through to en-suite.

## En-Suite

Fitted with a white Duravit suite comprising low level WC, wall hung wash hand basin with mixer tap, double walk in shower cubicle, heated towel rail, full ceramic tiling, illuminated mirror, obscure glazed window to the side.

**Gym/Cinema Room** 21' 3" Maximum, Into Bays x 18' Plus Door Recess (6.48m Maximum, Into Bays x 5.49m Plus Door Recess)

Currently used as gymnasium, having vaulted ceiling, two windows to the front, two further windows to the rear, TV aerial point.

**Bedroom Four** 13' 9" x 9' Plus Door Recess (4.19m x 2.74m Plus Door Recess)

Two windows to the front, recess, triple built-in wardrobes providing hanging and shelving space.

**Bedroom Five** 12' 1" Plus Wardrobes x 10' 10" Maximum (3.68m Plus Wardrobes x 3.30m Maximum)

Having built-in wardrobes to one wall providing hanging and shelving space, window to the rear overlooking garden.

**Family Bathroom** 10' x 7' 10" (3.05m x 2.39m)

Fitted with a white four piece suite comprising free standing bath with mixer tap and shower attachment, wall hung WC, wall hung wash hand basin with mixer tap set into vanity unit, double multi jet shower cubicle, lights and speaker within, full ceramic tiling, heated towel rail, illuminated cosmetics mirror.

**Integral Double Garage** 18' 3" x 17' 2" (5.56m x 5.23m)

Having two remote control up and over doors, light and power, radiator, wall mounted central heating boiler, wall mounted central vacuum cleaning system, integral door to the rear leading through to utility.

## Outside

### Front Of The Property

There is a block paved driveway providing off road parking for several vehicles, and giving direct access to double garage.

### Rear Garden

Brick walled rear garden enclosed and laid to lawn, flag stone patio area suitable for table and chairs, shaped lawn, shrubs and borders, dwarf wall leading to raised gravel flower bed, exterior lighting, cold water tap, side access.

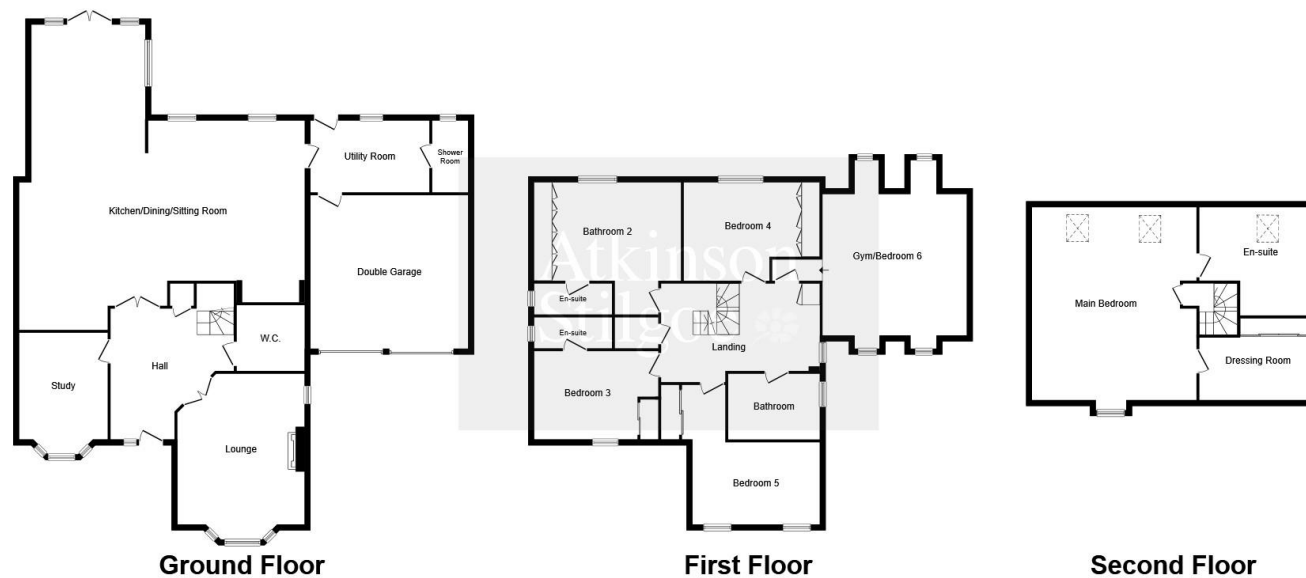












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