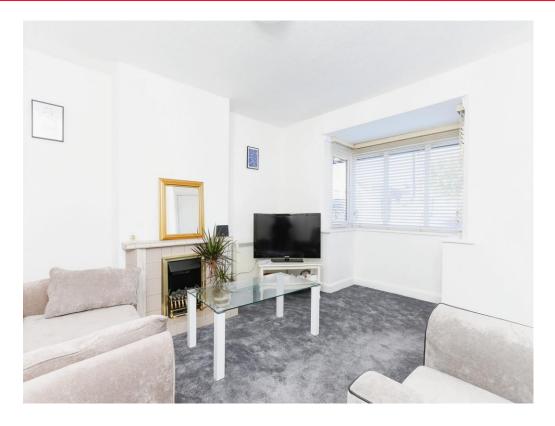
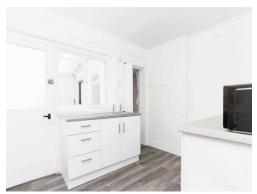


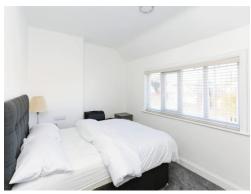
Atkinson Stilgoe \*\*

Kenilworth Road Balsall Common

# Kenilworth Road Balsall Common CV7 7EL







# **Property Description**

GREAT OPPORTUNITY TO PURCHASE A THREE BEDROOM PROPERTY IN THE HEART OF BALSALL COMMON. Property currently undergoing an erection of garage to the rear. Planning permission granted and architect drawings attached to photos. Recently redecorated internally. Briefly comprising of parking to front of property, entrance hall leading to living room, kitchen, utility/conservatory, bathroom and separate W/C, three double bedrooms on first floor. Garage being erected currently and laid lawn to rear.

### **Approach**

Parking to front of property and space to side leading to Garage at rear. Canopied porch leading into entrance hall.

#### **Entrance Hall**

Stairs rising to first floor, door leading to living room.

## **Living Room**

14' 3" x 12' 2" ( 4.34m x 3.71m )

Box bay window to front of property, feature fireplace, under stairs storage cupboard.

#### Kitchen

10' 7" x 7' 8" ( 3.23m x 2.34m )

Base units providing shelving and drawer space, chrome single bowl sink with drainer and hot and cold taps, storage cupboard housing electric oven/grill. Door leading to; bathroom and utility/conservatory.

## **Utility/ Conservatory**

10' 5" x 8' 5" ( 3.17m x 2.57m )

Currently used as a utility plus dining space. Space for appliances such as washing machine or tumble dryer. Doors out to garden to rear and door into W/C.

#### **Bathroom**

Comprising of a white bath and white pedestal sink with hot and cold taps, electric shower over with a tiled splashback and laid flooring. Window to side overlooking conservatory.

#### W/C

High level, pull chain toilet with obscure glazed window to rear.

## Landing

Stairs from ground floor, doors leading to all rooms.

#### **Bedroom One**

15' 3" x 8' 4" ( 4.65m x 2.54m )

Window to front of property, radiator

### **Bedroom Two**

11' 4" x 7' 4" ( 3.45m x 2.24m )

Window to rear of property overlooking garden, radiator.

### **Bedroom Three**

8' 4" x 7' 4" ( 2.54m x 2.24m )

Window to rear of property overlooking garden, radiator.

### Outside

Paved patio area leading to a laid lawn. Currently erecting a garage to the rear which will be completed before a property sale.

# **Agents Notes:**

Planning Permission architect drawings attached. Planning permission granted to make property into a 4 bedroom. Please see drawings.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common COVENTRY CV7 7FF

**EPC** Rating: E

view this property online atkinsonstilgoe.co.uk/Property/BAL105287





Tenure: Freehold





1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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