





Property Description

A well presented and spacious three storey family home situated at the edge of the village of Balsall Common within walking distance to local pub and Oakes farm shop. Close to local schools, shops and amenities with views over open fields to the front. Briefly comprising of entrance hall, newly fitted breakfast kitchen with lounge area, dining room/gym and guest cloakroom. Three good size bedrooms to the first floor with family bathroom and to the second floor is the master bedroom with ensuite. This property also offers a low maintenance rear garden, generous driveway for multiple vehicles and fantastic access to road, rail and airport links. Viewing highly recommended.

Approach

Front door through to;

Entrance Hall

Providing access to under stairs storage cupboard, wood effect flooring, door through to;

Guest Cloakroom

Comprising of low-level WC, wash handbasin and obscured window to front.

Breakfast Kitchen/ Lounge

Breakfast Kitchen

8' x 19' 8" maximum (2.44m x 5.99m maximum)

Newly fitted high quality Wren kitchen comprising of wall and base mounted units with complimentary work surfaces, splashback, sink and drainer with window to rear. Integrated appliances to include wine cooler, two ovens one of which is a combination oven, induction hob, fridge freezer, washing machine, tumble dryer and dishwasher. Storage of relatively new Baxi boiler, wood effect flooring, external door to side and French doors to rear.

Lounge

18' 8" maximum x 11' 3" (5.69m maximum x 3.43m)

Space for dining table and lounge area.

Study/ Gym

Generous converted garage space with potential for dining room, playroom, lounge or study, window to front and side.

Landing

Staircase rising to first floor landing, window to front and staircase rising to second floor.

Master Bedroom

14' 4" x 14' 4" excluding alcove (4.37m x 4.37m excluding alcove)

Window to rear, Velux skylight to front, eaves storage, access through to;

Ensuite

A fully tiled suite comprising of low-level WC pedestal wash handbasin, walk in shower unit with chrome shower over, heated towel rail and window to rear.

Bedroom Two

12' 7" x 14' 5" Maximum (3.84m x 4.39m Maximum)

Window to front, fitted wardrobes.

Bedroom Three

11' 1" Maximum x 8' 11" Maximum (3.38m Maximum x 2.72m Maximum)

Window to rear.

Bedroom Four

9' x 8' 3" (2.74m x 2.51m)

Window to rear, fitted wardrobes.

Family Bathroom

Fully tiled suite comprising of low-level WC, pedestal wash handbasin, fitted bath unit with shower over, heated towel rail and window to side.

Rear Garden

Enclosed rear garden laid to astroturf, patio and decking with garden shed and gated side access.

Front Of Property

Off-road parking for multiple vehicles.

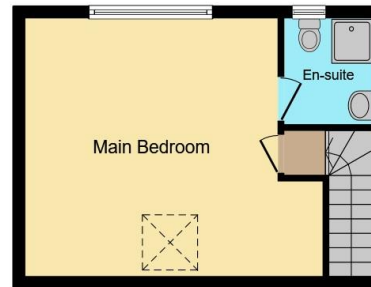




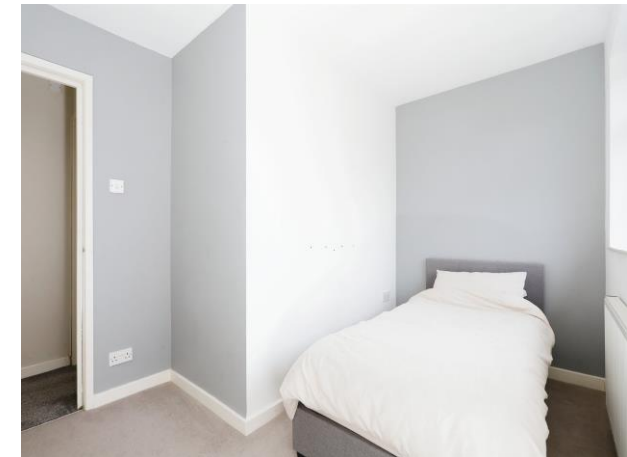
Ground Floor



First Floor



First Floor



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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EPC Rating: D

view this property online atkinsonstilgoe.co.uk/Property/BAL105676

Tenure: Freehold



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Property Ref: BAL105676 - 0007