

Atkinson Stilgoe **

Laurels Crescent Balsall Common Coventry

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Property Description

A modern and spacious four bedroom semidetached property, which has had a double storey side extension and rear wrap around to make the property into an amazing spacious family home. The highlight is a generously sized kitchen diner and snug at the rear, with bi-fold doors leading to private rear garden with patio area and seating area. The property has four double bedrooms two En-suite bedrooms and large modern family bathroom. On the ground floor is an amazing family living room with a duel aspect log burner entrance hallway with guest W-C.

Approach

Set back from the road in a cul de sac location with a driveway for two cars landscaped raised corner garden on one side, gate through to side and rear, front door leading to.

Entrance Hall

Welcoming entrance hallway with stairs rising to the first floor and doors to the downstairs cloakroom, the lounge, kitchen/dining room and the study.

Kitchen Dining Room

25' 5" max x 19' 9" (7.75m max x 6.02m)
This beautiful modern kitchen / dining room is fitted with a range of base and wall mounted kitchen units and Granite worktops and

splashback. Integrated appliances to include; two double ovens, electric hob, microwave, dishwasher. Large centre island with Granite work surface and integrated wine cooler. Bi fold doors gives access to a private rear garden with patio and seating area.

Lounge

12' x 12' (3.66m x 3.66m)

Light and airy lounge comprising of double glazed window to the front elevation with a dual aspect log burner.

Guest Cloakroom

Fitted with a wash hand basin, low level W/C, tiled floor to ceiling.

Utility

11' 1[#] max x 7' 9" (3.38m max x 2.36m)

Fitted with base and wall mounted units with complimentary work surfaces, plumbing for washing machine, door to the side elevation and garage access.

Landing

The glass and oak stair case lead from the hallway. To a large and airy landing, loft access, loft lander and boarded loft and doors to all bedrooms and the main family bathroom.

Master Bedroom

16' x 13' 7" max (4.88m x 4.14m max

Double bedroom a double glazed window to the front elevation and modern En-suite, hand basin, W-C, shower enclosure tilted from floor to ceiling with heated hand towel rail.





Bedroom Two

22' 10" max x 7' 9" (6.96m max x 2.36m)

Double bedroom a double glazed window to the front elevation and modern En-suite, hand basin, W-C, shower enclosure tilted from floor to ceiling with heated hand towel.

Bedroom Three

20' 1" x 7' 6" (6.12m x 2.29m)

Double bedroom comprising a radiator and a double glazed window to the front elevation.

Bedroom Four

16' 1" x 8' 2" (4.90m x 2.49m)

Double bedroom comprising a radiator and a double glazed window to the front elevation.

Family Bathroom

7' 2" x 5' 6" (2.18m x 1.68m)

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and shower over, low level W/C, tiled walls floor to ceiling, tiled flooring, an extractor fan, a radiator.

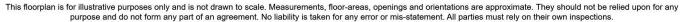
Garage

Single garage with electric roller door.









EPC Rating: D

To view this property please contact Atkinson Stilgoe on

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view this property online atkinsonstilgoe.co.uk/Property/BAL105072





Tenure: Freehold





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