





Property Description

A beautifully presented Executive four bedroom detached property situated in a sought village of Balsall Common close to local shops, amenities and countryside walks as well as local schools. Briefly comprising of enclosed front porch, spacious entrance hallway, guest cloak room, study and lounge, kitchen / dining room and separate utility room, four double bedrooms, and a detached double garage.

Approach

Set back from the road with parking for multiple cars and a detached double garage.

Entrance Hallway

Staircase rising to first floor landing, door providing access to the lounge, study, guest cloak room and kitchen dining room.

Guest Cloak Room

Fitted with a suite comprising of low-level WC, wall mounted sink with mixer tap and tiled floor to ceiling.

Lounge

24' 10" x 12' maximum (7.57m x 3.66m maximum)

Light and airy lounge with front elevation window, radiators and patio doors giving access to the rear garden.

Kitchen / Dining Room

22' 3" x 13' 2" maximum (6.78m x 4.01m maximum)

Fitted with a range of white gloss base and wall mounted units and quartz work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include Bosch double oven and microwave, Bosch gas hob with extractor hood over centre island, integrated fridge freezer and dishwasher.

Study / Reception Room 2

12' 11" x 9' maximum (3.94m x 2.74m maximum)

Light and airy reception room / study with front elevation window and radiator.

Utility Room

Fitted with further base units, space for automatic washing machine and tumble dryer and tiled flooring.

Landing

12' x 10' 2" (3.66m x 3.10m)

Providing access to all first floor rooms and loft hatch giving access to loft space.

Master Bedroom

20' 1" x 13' 2" maximum (6.12m x 4.01m maximum)

Luxury master bedroom with En-suite (12.00 x 11.04) Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and walk-in shower , low level W/C, tiled floor to ceiling, walk-in dressing room with built-in wardrobes , dual aspect double glazed windows side and rear and radiator.

Bedroom Two

12' x 11' 4" maximum (3.66m x 3.45m maximum)

Double bedroom with built-in wardrobes, En-suite Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and walk-in shower, low level W/C, tiled floor to ceiling comprising a radiator and a double glazed window to the front elevation.

Bedroom Three

10' 8" x 8' 9" maximum (3.25m x 2.67m maximum)

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

Bedroom Four

12' 1" x 8' 11" maximum (3.68m x 2.72m maximum)

Double bedroom with built-in wardrobes, comprising a radiator and a double glazed window to the front elevation.

Family Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and walk-in shower, low level W/C, tiled floor to ceiling, with extractor fan, and heated towel radiator.

Front Of Property

Detached double garage with parking for multiple cars and garden.

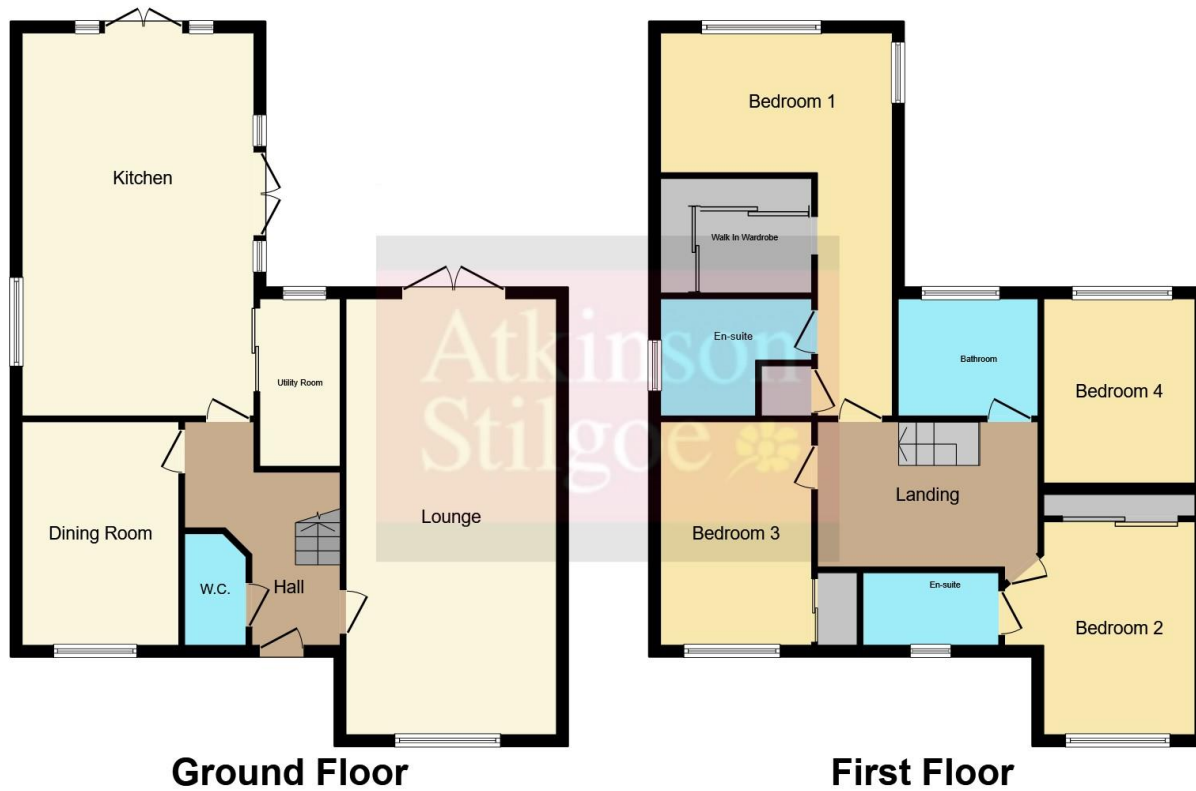
Rear Of Property

family garden with patio sitting area.

Garage

Detached double garage.





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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