





Property Description

A traditional four bedroom detached family home, within walking distance of centre of Balsall Common village, local train station, shops, outstanding school and amenities. Briefly comprising enclosed porch, large reception hall, guest cloakroom, 33ft light and airy lounge/dining room, breakfast kitchen, cloakroom, four good sized bedrooms, en-suite to master, family bathroom, driveway, double garage with electric up and over door and fabulous size rear garden. No Chain.

Porch

6' 1" x 8' 2" (1.85m x 2.49m)

Windows to the front and side, porch leads to:

Entrance Hall

Large welcoming hallway with stair rising to the first floor, door through to lounge and kitchen.

Kitchen

19' 7" x 15' 4" maximum (5.97m x 4.67m maximum)

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, gas Aga and space for breakfast table, large window to the rear with views over garden.

Lounge / Dining Room

33' 1" x 15' maximum (10.08m x 4.57m maximum)

UPVC double glazed windows to the front, fire place with wall light points, tiled hearth, radiators, Sliding patio doors leading the patio area with beautiful views of the garden.

Guest Cloakroom

Having cloaks hook and door through to WC, fitted with a suite comprising of low level W/C, wash hand basin, obscure glazed window to the side.

Landing

Good size light and airy space with windows to the front, loft hatch giving access to roof space, linen cupboard with shelving.

Master Bedroom

15' x 12' 1" maximum (4.57m x 3.68m maximum)

Wardrobes to one wall providing hanging and shelving space, radiator, UPVC double glazed window to the rear.

En-Suite

En-suite low level W/C and hand basin.

Bedroom Two

12' 3" x 10' maximum (3.73m x 3.05m maximum)

UPVC double glazed window to the rear, views over garden, radiator.

Bedroom Three

9' 10" x 10' 9" maximum (3.00m x 3.28m maximum)

Large UPVC double glazed window to the front, radiator.

Bedroom Four

9' 10" x 10' maximum (3.00m x 3.05m maximum)

Large UPVC double glazed window to the front, radiator.

Family Bathroom

Fitted with a four piece suite comprising of bath, low level W/C, wash hand basin fitted into vanity unit, separate shower cubicle with mains shower fitted, ceramic tiling, obscure UPVC double glazed windows to the rear.

Rear Of Property

Large patio area, generous size enclosed rear garden with gated side access, mature shrubs, borders, and vegetable plot, shed and summerhouse.

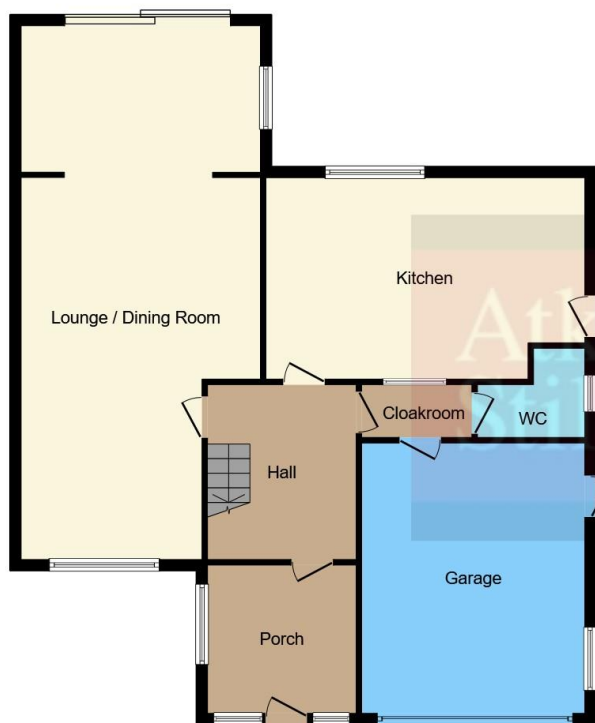
Double Garage

Up and over door, light and power, door to the side leading to garden.

Agents Note

"It is our understanding that the Property is not yet registered at the Land Registry, your Conveyancer will take the necessary steps to register the title on completion.."





Ground Floor



First Floor

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: D

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Tenure: Freehold



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