





Property Description

A stunning grade II listed family home with a wealth of character including exposed beams, leaded windows and open fireplace comprising impressive reception hallway; beautiful lounge; garden room with bar; office; large dining room; fabulous contemporary living/dining/kitchen, utility; family room; gym; wet room, guest cloakroom; four car garage with storage area above; first floor landing; master bedroom with en-suite; bedroom two with en-suite; bedroom three; bedroom four; large family bathroom; cellar; large driveway; gorgeous mature gardens to all sides including raised decking area with optional hot tub.

Approach

The property is approached by a sweeping driveway in turn leading through to ornate open canopy porch with front door leading through to.

Impressive Reception Hallway

Staircase rising to first floor galleried landing; oak floor; wood panelling to walls; wall light points; under stairs storage cupboard; door leading through to

Lounge

20' into bay x 15' max (6.10m into bay x 4.57m max)

Large leaded light window to the front; two further windows to the side; impressive open fire with tiled hearth; wall light points; TV aerial point; oak bi-folding doors leading through to

Garden Room

15' x 13' max (4.57m x 3.96m max)

Light and airy room with French doors to the side overlooking and leading to garden; bay window to the rear; bar which can be open to the main lounge or separated off; steps leading to good size useable cellar having light and power.

Study

13' max x 12' 6" max (3.96m max x 3.81m max)

Leaded light windows to the rear and side overlooking garden; oak flooring; wall light points.

Dining Room

18' 5" x 12' 7" max into fireplace (5.61m x 3.84m max into fireplace)

Beautiful ornate feature fireplace with cast iron insert, tiled hearth and gas living flame fire; dual aspect windows to the front and rear; door through to:

Second Study

7' 3" x 6' 10" (2.21m x 2.08m)

Terracotta floor tiles; window to the rear; door through to

Living / Dining / Kitchen

27' 10" x 27' 6" (8.48m x 8.38m)

L-Shaped Room

Fitted with a bespoke range of shaker style units, Granite work services, Belfast style sink with mixer tap, large central island unit with deep pan door units with soft door closures, breakfast bar and storage cupboards within and wine cooler. A range of appliances to include two Siemens multifunction electric ovens and combination microwave oven and grill with WIFI, coffee machine Rangemaster oven with five ring gas hob, double oven and grill with cooker hood above, Siemens Larder fridge and freezer, dishwasher, vaulted ceiling with down lighters and pendant lighting , window to the front, two further windows to the rear, dining area with bi-fold doors overlooking and leading to garden, further windows to the rear, corner seating area window to the side, door leading to garden.

Utility

13' 1" x 7' 2" (3.99m x 2.18m)

Having a range of base and wall mounted units, complimentary Granite works surfaces, Belfast style sink with mixer tap, laundry shoot space and plumbing for automatic washing machine and tumble dryer, loft hatch giving access to roof space, windows to the front and rear.

Ground Floor Wet Room

Fitted with a white contemporary suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit, large walk-in twin head double shower, heated towel rail, ceramic tiling, underfloor heating.

Gym / Office

18' maximum x 11' 5" (5.49m maximum x 3.48m)

Contemporary Oak flooring, obscure glazed sliding patio doors to the side, further window to the side, ceiling down lighters door through to:

Boiler Room

Housing the Worcester Bosch central heating boiler and water tank.

Family Room

18' x 18' max (5.49m x 5.49m max)

L Shaped Room

Inviting light and airy room having French doors to the side overlooking and leading to front garden; feature large picture windows; further bay window to the side; wall light points; TV aerial point; large walk in storage cupboard.

Guest Cloakroom

Fitted with a white suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit, ornate floor tiling, wall light points.

Inner Hallway

Door from family room; window to the front; returning through to main reception hall.

First Floor Landing

Accessed via oak staircase rising from the hallway; two windows to the front; door through to

Master Bedroom Suite

15' 2" x 13' 9" plus wardrobe area (4.62m x 4.19m plus wardrobe area)

Having a range of built-in wardrobes to one wall providing hanging and shelving space; dual aspect windows overlooking the gardens.

Ensuite

Roll top bath with mixer shower attachment, wash hand basin with mixer tap fitted into vanity unit with marble top, WC, double walk-in shower cubicle with twin shower heads, heated towel rail.

Bedroom Two

22' 3" x 12' 4" max (6.78m x 3.76m max)

Windows to the rear and side overlooking garden; door through to

Ensuite

Fitted with a contemporary white suite comprising of shower cubicle with electric shower fitted, low level WC, wash hand basin with mixer tap fitted into vanity unit.

Bedroom Three

15' into wardrobes x 12' 5" max (4.57m into wardrobes x 3.78m max)

Having leaded windows to the front and side; wood flooring; wardrobes to one wall providing hanging and shelving space.

Bedroom Four

14' 6" max x 12' 2" max into bay (4.42m max x 3.71m max into bay)

Full height built in wardrobes to one wall providing hanging and shelving space.

Family Bathroom

Fitted with a white four piece suite comprising of wall hung twin wash hand basins with mixer taps fitted into vanity unit, with wall mounted cosmetics mirror, Whirlpool bath with mixer tap and shower attachment, double shower cubicle with rain head shower and further attachment, wall hung low level WC, heated towel rail, underfloor heating, dual aspect windows to the front and rear.

Integral Car Garage

Two double doors to the front, further large double doors to the side; light and power; door to the rear giving outside access; fixed wooden staircase leading to large floored storage area with window to the front possible for room conversion subject to planning.

Outside

To the front of the property is a large resin driveway providing off road parking for several cars; block paviour hardstanding area giving direct access to garage; security lighting; lawned garden to the side.

Large Mature Rear Garden

Enclosed and having extensive lawn with mature trees and shrubs; two patio areas suitable for entertaining; raised secluded decking area with roof, lighting and hot tub; one garden shed.









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

To view this property please contact Atkinson Stilgoe on

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 COVENTRY CV7 7FF

EPC Rating: Exempt

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL105820



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.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.com | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAL105820 - 0006