





Property Description

A traditional three-bedroom terraced family home, within walking distance to the centre of Balsall Common Village, local train station, shops, outstanding school and amenities. Briefly comprising of an entrance hallway, guest cloakroom, front living room, kitchen, utility, conservatory, three good sized bedrooms and a family bathroom.

Approach

Via drop kerb to the block paved driveway.

Entrance Hall

20' 1" x 5' 10" (6.12m x 1.78m)

hallway with stair rising to the first-floor, guest cloakroom, door through to lounge and kitchen.

Kitchen

11' 11" x 10' 7" (3.63m x 3.23m)

Family kitchen with base and wall units, electric oven, electric hob and extractor, sink and drainer with mixer tap, patio door to the rear elevation and radiator.

Lounge

14' 3" x 11' 5" (4.34m x 3.48m)

Large spacious lounge with bay window to front elevation.

Conservatory

12' x 10' 1" (3.66m x 3.07m)

A light and airy conservatory with full height window to the rear elevation, space for dining, with patio doors giving access to the rear garden.

Guest Cloakroom

Fitted with a wash hand basin, low level W/C.

Utility

7' x 6' (2.13m x 1.83m)

Fitted with a range of wall units, space washer and dryer.

Bedroom One

14' x 9' 1" (4.27m x 2.77m)

Double bedroom with window to front elevation.

Bedroom Two

11' 9" x 10' 10" (3.58m x 3.30m)

Double bedroom with window to rear elevation.

Bedroom Three

10' 1" x 7' 8" (3.07m x 2.34m)

single bedroom with window to front elevation.

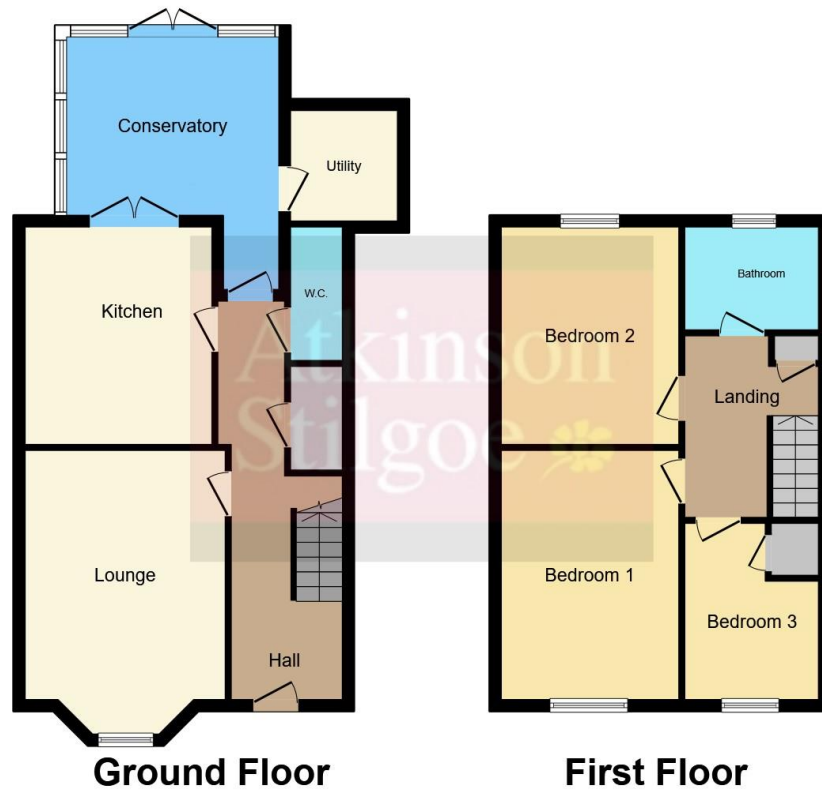
Family Bathroom

Fitted with a white three-piece suite, comprising a wash hand basin, bath with shower over, low level W/C.

Rear Of Property

Low maintenance family garden with lawned area and rear access.





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: C

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Tenure: Freehold



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