







## Property Description

A traditional three-bedroom detached family home, within walking distance to the centre of Balsall Common Village, local train station, shops, outstanding school and amenities. Briefly comprising front entrance porch hallway, front living room separate dining room, family kitchen, utility room, office, family bath, three good sized bedrooms, large rear garden approx. ¼ of an acre with heated and filtered swimming pool, front garden and parking for multiple cars, double garage to the side of the property.

## Approach

Driveway for multiple cars front garden to glazed front porch.

## Entrance Hall

18' 4" x 7' ( 5.59m x 2.13m )

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

## Lounge

20' 5" x 10' 11" ( 6.22m x 3.33m )

Large spacious family lounge with window to front elevation, fireplace and surround, patio doors to garden, door through to dining room.

## Dining Room

12' 5" x 9' ( 3.78m x 2.74m )

Space for dining window to rear elevation, door to kitchen.

## Kitchen

12' 5" x 8' 11" ( 3.78m x 2.72m )

Fitted with a range of base and wall units, complementary work surfaces, sink and drainer with a mixer tap, window to rear elevation, door to utility.

## Utility

12' 1" x 7' 11" ( 3.68m x 2.41m )

Fitted base units, sink drainer mixer tap, space for wash machine and dryer, window to rear elevation, door through to pantry with shelving, further door to garden.

## Office

9' 6" x 7' 10" ( 2.90m x 2.39m )

Spacious office with window to front elevation.

## Guest Cloak Room

Fitted with low level WC and Wash hand basin.

## Landing

Light and airy landing with loft hatch giving access to partly boarded roof space with ladders and window, window to front elevation.

## Master Bedroom

14' 7" x 12' 6" ( 4.45m x 3.81m )

Double bedroom with window to rear elevation, having walk-in wardrobe having storage with shelving.

### **Bedroom Two**

11' 11" x 11' 10" ( 3.63m x 3.61m )

Double bedroom having walk-in wardrobe with hanging and shelving, with window to rear elevation.

### **Bedroom Three**

10' 11" x 7' 7" ( 3.33m x 2.31m )

Single bedroom with window to front elevation.

### **Family Bathroom**

Family bathroom with bath with shower over, wash hand basin, WC and obscured window to front elevation.

### **Outside**

#### **Front Of The Property**

Having paved driveway with parking for multiple cars, mature garden to the side.

#### **Rear Of The Property**

Large family garden, approx. ¼ acre with views over fields, heated and filtered swimming pool.

#### **Double Garage**

Up and over door.







**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](http://www.focalagent.com)



To view this property please contact Atkinson Stilgoe on

**T 01676 535234**  
**E [info@atkinsonstilgoe.co.uk](mailto:info@atkinsonstilgoe.co.uk)**

150 Station Road Balsall Common  
 COVENTRY CV7 7FF

**EPC Rating: D**

**view this property online [atkinsonstilgoe.co.uk/Property/BAL105944](http://atkinsonstilgoe.co.uk/Property/BAL105944)**

Tenure: Freehold



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](http://www.atkinsonstilgoe.com) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BAL105944 - 0005