





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



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EPC Rating: D

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Tenure: Freehold



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