



Atkinson
Stilgoe

For Sale

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atkinsonstilgoe.co.uk

Atkinson
Stilgoe



Elm Grove
Balsall Common



Property Description

A lovely, detached family home situated in a quiet cul-de-sac location just off Meeting House Lane, within walking distance to shops, schools and amenities having four bedrooms, guest cloakroom, family bathroom, two receptions, double tandem garage, large driveway and enclosed good size mature private rear garden. No upward chain.

Approach

Door leads through to reception hallway, having staircase to first floor landing, door through to:

Guest Cloakroom

Fitted with low level WC and wash hand basin.

Lounge

17' 4" x 11' 9" (5.28m x 3.58m)

Upvc double glazed Bi-fold doors to the rear overlooking and leading to garden.

Family Room / Dining Room

11' 10" x 10' 2" (3.61m x 3.10m)

Upvc double glazed window to the front.

Kitchen

14' x 11' (4.27m x 3.35m)

Fitted with a range of base and wall mounted units with complementary work surfaces, electric oven and grill with four ring hob above, cooker hood, under unit lighting, space and plumbing for automatic washing machine and tumble dryer, space for fridge freezer, Upvc double glazed window to the rear, door to the side leading to garden, wall mounted Worcester Bosch central heating boiler concealed in cupboard, door leading to integral double garage.

First Floor Landing

Staircase rising from the hallway, obscure glazed window to the side, loft hatch giving access to roof space.

Master Bedroom

16' 6" x 12' (5.03m x 3.66m)

With two sets of built-in wardrobes, radiator, Upvc double glazed window to the rear over-looking garden.

Bedroom Two

11' 6" x 11' 10" (3.51m x 3.61m)

Upvc double glazed window to the front, built in wardrobe.

Bedroom Three

11' 1" x 7' 7" (3.38m x 2.31m)

Upvc double glazed window to the front, built in wardrobes.

Bedroom Four

11' 1" x 7' (3.38m x 2.13m)

Upvc double glazed window to the rear, built-in wardrobes.

Family Bathroom

Fitted with a white suite comprising of bath with mains shower and mixer tap over, low level WC, wash hand basin with mixer tap, full ceramic tiling, heated towel rail.

Double Tandem Garage

Having up and over door (roller shutter door), light and power, door through to kitchen and further entrance through to rear garden.

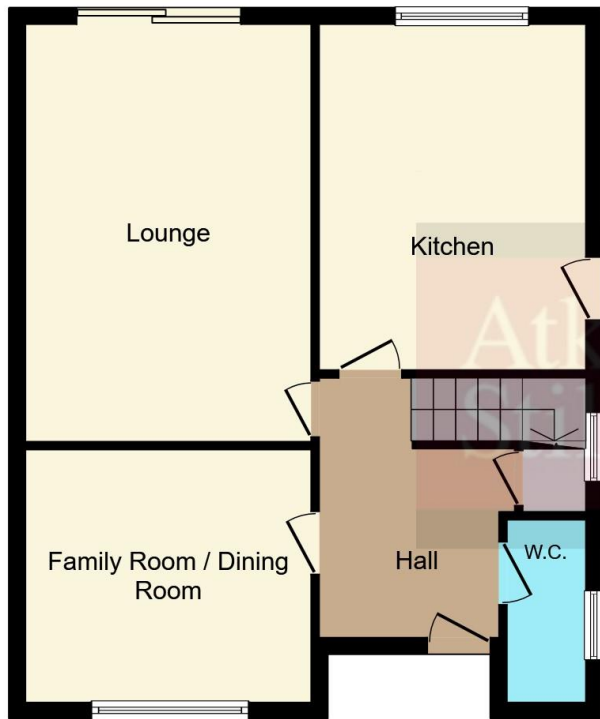
Front Of The Property

To the front of the property there is a lawned fore garden, driveway providing off road parking and giving direct access to garage.

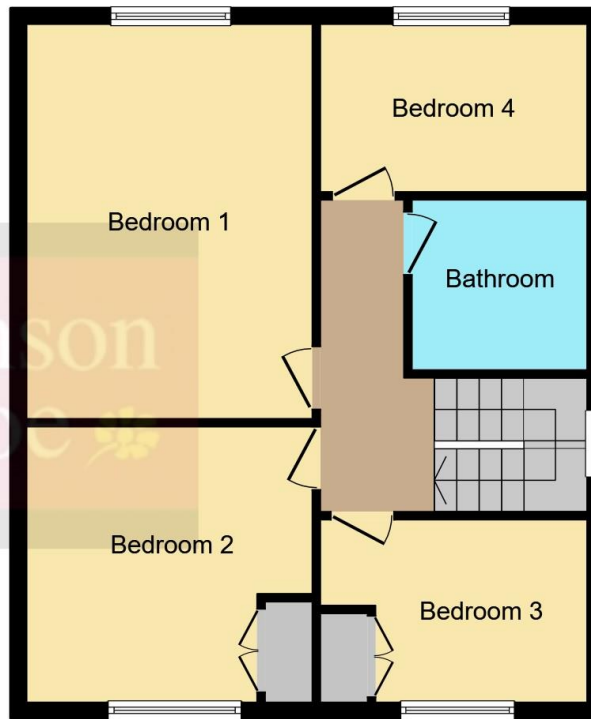
Enclosed Rear Garden

Good size mature rear garden laid mainly to lawn, patio and hedges.





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

To view this property please contact Atkinson Stilgoe on

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EPC Rating: D

view this property online atkinsonstilgoe.co.uk/Property/BAL105851



Tenure: Freehold



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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.

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