





Property Description

A traditional three bedroom semi-detached property situated within walking distance to outstanding primary school and Heart of England secondary school and sixth form collage, close to pubs, restaurants, and countryside walks. Briefly comprising of reception hallway, lounge with French doors to the rear leading to garden, kitchen with appliances, three bedrooms and family bathroom, there is a driveway, garage and good size rear garden with gardeners loo, no upward chain.

Approach

Front door leads through to:

Reception Hallway

Staircase rising to the first floor landing, door through to:

Lounge

23' 6" max into bay x 12' 1" (7.16m max into bay x 3.68m)

Having uPVC bay window to the front, feature fireplace, French doors to the rear overlooking and leading to garden.

Kitchen

11' 8" x 9' 3" max (3.56m x 2.82m max)

Fitted with base and wall mounted units with complementary work surfaces, four ring electric hob, sink and drainer unit with mixer tap, space and plumbing for automatic washing machine, central heating boiler concealed in cupboard, walk-in pantry, uPVC double glazed window to the rear overlooking garden, door to the side leads to covered area and door through to brick built storage shed and gardeners loo, access to garden.

First Floor Landing

Staircase rising to the first floor landing, window to the side.

Bedroom One

12' x 11' 6" (3.66m x 3.51m)

uPVC double glazed window to the front, built in storage cupboard.

Bedroom Two

11' 6" x 11' (3.51m x 3.35m)

Window to the rear overlooking garden.

Bedroom Three

8' 10" x 7' 1" (2.69m x 2.16m)

uPVC double glazed window to the front, built in wardrobe providing hanging and shelving space.

Bathroom

Fitted with a suite comprising of bath with electric shower over, low level WC, wash hand basin, ceramic tiled walls, uPVC double glazed window to the rear, loft hatch giving access to roof space.

Outside

To the front of the property there is a driveway giving direct access to the garage.

Garage

Fitted with double fibre glass door, light and power.

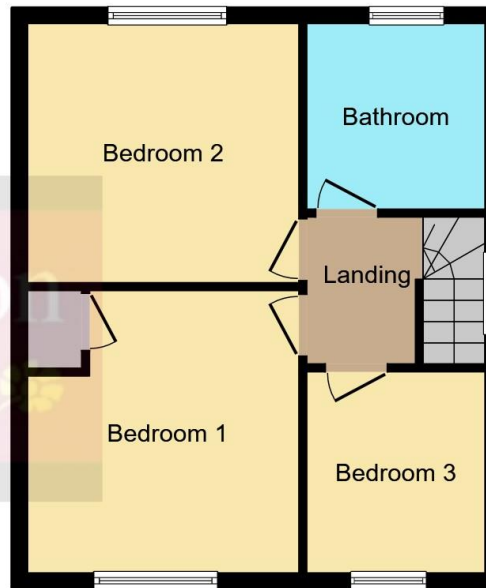
Rear Garden

Enclosed rear garden laid to lawn with gated side access, mature trees and shrubs and patio area.





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

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: D

view this property online atkinsonstilgoe.co.uk/Property/BAL106021

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAL106021 - 0005