





Property Description

A lovely executive style detached property situated in a quiet cul-de-sac location within walking distance of Balsall Common village with its range of shops, outstanding schools, train station, countryside walks and amenities, briefly comprising of entrance hallway, guest cloakroom, lounge with wood burner, separate dining room, breakfast kitchen, utility, study, four bedrooms, en-suite to master, double garage, driveway for four cars, EV charging unit, CCTV with 5 cameras, NEST thermostat smoke and carbon dioxide detectors, good sized front and rear gardens, in excellent decorative order throughout.

Approach

Ornate open porch with wall light.

Reception Hallway

Staircase rising to the first-floor landing, under stairs storage cupboard with hanging rails within, window to the front, security system, door leading through to

Guest Cloakroom

Fitted with a white contemporary suite comprising of low level wc, wash handbasin with mixer tap, obscure glazed window to the rear.

Breakfast Kitchen

19' 10" x 11' 1" (6.05m x 3.38m)

Fitted with a range of base and wall mounted units incorporating drawer units, complementary work surface, sink and drainer unit with mixer tap, appliances to include five ring stainless steel gas hob with illuminated cooker hood above, electric double oven and grill, integrated fridge/freezer, built-in Bosch dishwasher, under unit lighting, wine rack, window to the rear.

BREAKFAST AREA: TV aerial point, window to the rear overlooking garden, wood effect flooring throughout.

Utility

7' 5" x 6' 5" (2.26m x 1.96m)

Having base and wall mounted units, wall mounted boiler, stainless steel sink and drainer unit, space and plumbing for automatic washing machine and tumble dryer, door to the side leading to garden, window to the rear, door through to double garage

Lounge

18' 2" max into bay x 13' (5.54m max into bay x 3.96m)

Feature fireplace with wood burner, integrated ceiling speakers and cabling for surround sound, walk-in bay window to the front.

Dining Room

13' 1" x 9' (3.99m x 2.74m)

French doors to the rear overlooking and leading to garden, door through to reception hallway.

Study

10' 4" x 8' 6" (3.15m x 2.59m)

Window to the front.

First Floor Landing

Staircase rising from the reception hallway, loft hatch giving access to large, boarded loft with lighting and power, airing cupboard housing the hot water tank and providing shelving space, window to the front.

Master Bedroom

13' 4" into bay + wardrobes x 14' (4.06m into bay + wardrobes x 4.27m)

Walk-in bay window to the front, two sets of double built-in wardrobes providing hanging and shelving space within, TV aerial point, door through to:

En-Suite

Fitted with a white suite comprising of corner shower cubicle with mains shower, low level wc, wash handbasin with mixer tap, full ceramic tiling, heated towel rail, electric shaver point.

Bedroom Two

12' 5" x 9' 4" (3.78m x 2.84m)

Window to the rear overlooking garden, door through to single built-in wardrobe.

Bedroom Three

11' 9" into bay x 8' 10" (3.58m into bay x 2.69m)

Walk-in bay window to the front, double built-in wardrobe providing hanging and shelving space.

Bedroom Four

9' 3" x 8' 10" (2.82m x 2.69m)

Double built-in wardrobes, window to the rear overlooking garden.

Family Bathroom

Recently fitted with a white suite comprising of bath with mains shower and shower screen, low level wc, wash handbasin with mixer tap, electric shaving point, ceramic tiled floor, obscure glazed window to the rear.

Integral Double Garage

Fitted with electric up and over door with remote, light and power, cold water tap, EV electric charging point fitted on inside wall, door to the rear leading through to utility, loft hatch giving access to large boarded roof space with lights and power.

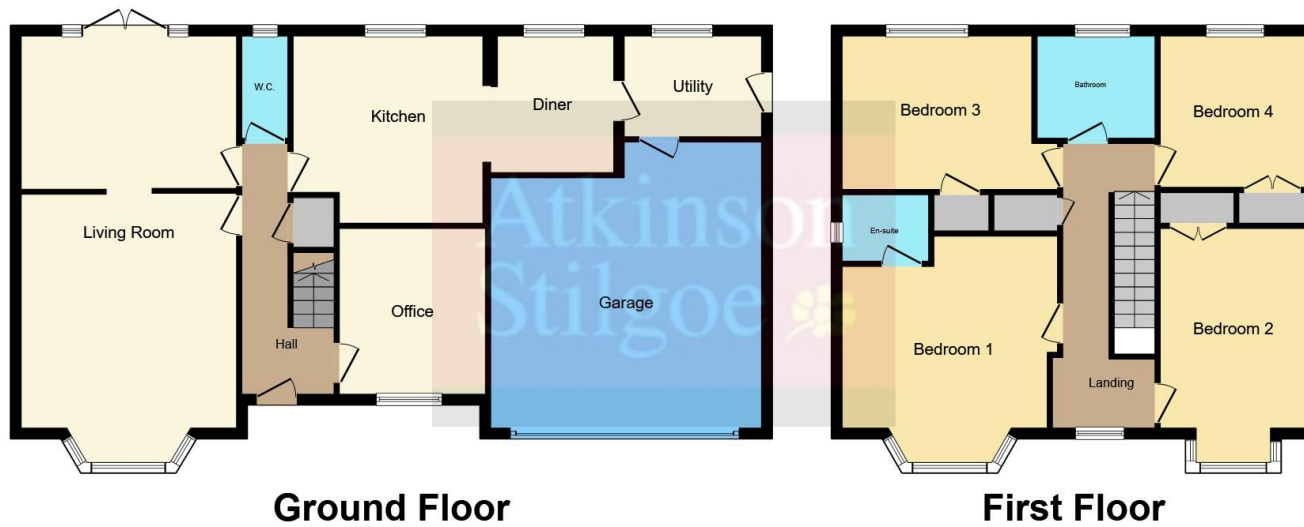
Outside

To the front of the property is a good size driveway providing off road parking for four cars, block paved footpath, large lawned garden to the side useful for further parking if required, gated side access leading through to:

Rear Garden

Good sized enclosed rear garden, lawned with patio area, large shed, shrubs and borders, cold water tap and electric point.





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EPC Rating: D

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Tenure: Freehold



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