





Property Description

An immaculately presented four bedroom detached family home in an enviable corner position benefiting from being one of the largest plots on the estate. Within walking distance of the outstanding Balsall Common Primary School and Heart of England Secondary School and Sixth Form College, local shops, train station and amenities. Briefly comprising entrance hallway, guest cloakroom, lounge with feature fireplace, separate dining room, kitchen with appliances, four bedrooms and family bathroom. In addition, there is an integral garage accessed from the reception hallway featuring a rear utility area, driveway, beautiful, landscaped South-west facing rear garden, corner plot with extra driveway to the rear.

Approach

Door leads through to reception hallway.

Entrance Hallway

Understairs storage cupboard, door through to integrated garage with rear utility area.

Guest Cloakroom

Fitted with a suite comprising of low level WC and wash hand basin.

Lounge

16' 8" Into bay x 11' 9" (5.08m Into bay x 3.58m)

UPVC double glazed bay window to the front, ornate stone feature fireplace.

Dining Room

11' 7" x 8' 6" (3.53m x 2.59m)

Patio doors to the rear overlooking and leading to garden.

Kitchen

13' 9" x 8' 2" (4.19m x 2.49m)

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, four ring gas hob with electric double oven and grill, space for fridge freezer, window and door to the rear leading to garden, space for breakfast table.

First Floor Landing

Staircase rising from the hallway, airing cupboard, loft hatch giving access to part boarded roof space.

Bedroom One

12' x 11' 7" (3.66m x 3.53m)

Window to the front, built-in wardrobes providing hanging space.

Bedroom Two

10' 9" plus door recess x 10' 8" (3.28m plus door recess x 3.25m)

Built in clothes storage, window to the front.

Bedroom Three

8' 10" x 8' 7" (2.69m x 2.62m)

Dual aspect windows to the side and rear.

Bedroom Four

9' 6" x 7' (2.90m x 2.13m)

Built in clothes storage, window to the rear overlooking garden.

Family Bathroom

Fitted with a suite comprising of bath with shower over, low level WC and wash hand basin, obscure glazed window to the rear.

Integral Garage

Having up and over door, light and power, rear utility area with plumbing for automatic washing machine and ample space for tumble dryer and additional white goods.

Outside

To the front of the property there is a driveway providing off road parking and giving direct access to garage, having gated side access to rear lawned garden, side lawn offering potential to extend garden area to boundary, with extra driveway and dropped kerb to the rear.

Rear Garden

South-west facing rear garden enclosed and laid to lawn with outside tap, electric supply, patio area, mature shrubs, trees, borders and a large garden shed.





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/BAL106028



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: BAL106028 - 0010