





Property Description

A lovely four bedroom family home situated in a cul-de-sac location within walking distance to Balsall Common Village with it's range of shops, Outstanding Primary School and Heart of England Secondary School, amenities and local train station, briefly comprising, lounge, extended dining room, re-fitted kitchen, conservatory, guest cloakroom, four bedrooms, ensuite to master and family bathroom, double tandem garage, driveway, lawned rear garden.

Approach

Front door leads through to:

Hallway

With tiled floor and door leading through to:

Guest Cloakroom

Fitted with a white suite comprising of low level WC, wash hand basin with mixer tap fitted into vanity unit.

Lounge

16' 6" Maximum x 12' 9" (5.03m Maximum x 3.89m)

Bay window to the front, wood effect flooring, gas feature fireplace.

Extended Dining Room

23' 4" x 11' Maximum (7.11m x 3.35m Maximum)

With staircase rising to first floor, door through to kitchen, sitting area with patio doors to the rear overlooking and leading to garden, doo through to:

Kitchen

16' 6" x 8' 8" (5.03m x 2.64m)

Fitted with a range of gloss fronted base and wall mounted units, complementary work surfaces, sink and drainer unit with mixer tap. Appliances to include Rangemaster five ring gas oven with electric double oven and grill with cooker hood above, dishwasher, wine cooler, fridge freezer, window to the rear, integral door through to garage.

Conservatory

Patio doors to garden.

First Floor Landing

staircase rising from the hallway, window to the side, loft hatch giving access to roof space, door through to:

Bedroom One

11' 3" Plus recess x 10' 4" (3.43m Plus recess x 3.15m)

Double built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Ensuite

Fitted with a white suite comprising of shower cubicle with mains shower fitted, low level WC, wash hand basin with mixer tap fitted into vanity unit, obscure glazed window to the side.

Bedroom Two

14' 1" Maximum x 10' (4.29m Maximum x 3.05m)

Window to the front, wardrobe and wood effect flooring.

Bedroom Three

12' 1" x 10' (3.68m x 3.05m)

With window to the front.

Bedroom Four

9' 10" x 8' (3.00m x 2.44m)

Window to the rear overlooking garden.

Family Bathroom

Fitted with a white suite comprising of bath with mains shower over and mixer tap, low level WC, wash hand basin with mixer tap fitted into vanity unit, heated towel rail, ceramic tiling and obscure glazed window to the side.

Tandem Garage

With electric up and over door, light and power, wall mounted Valliant central heating boiler, space and plumbing for automatic washing machine, patio doors to the rear leading to garden.

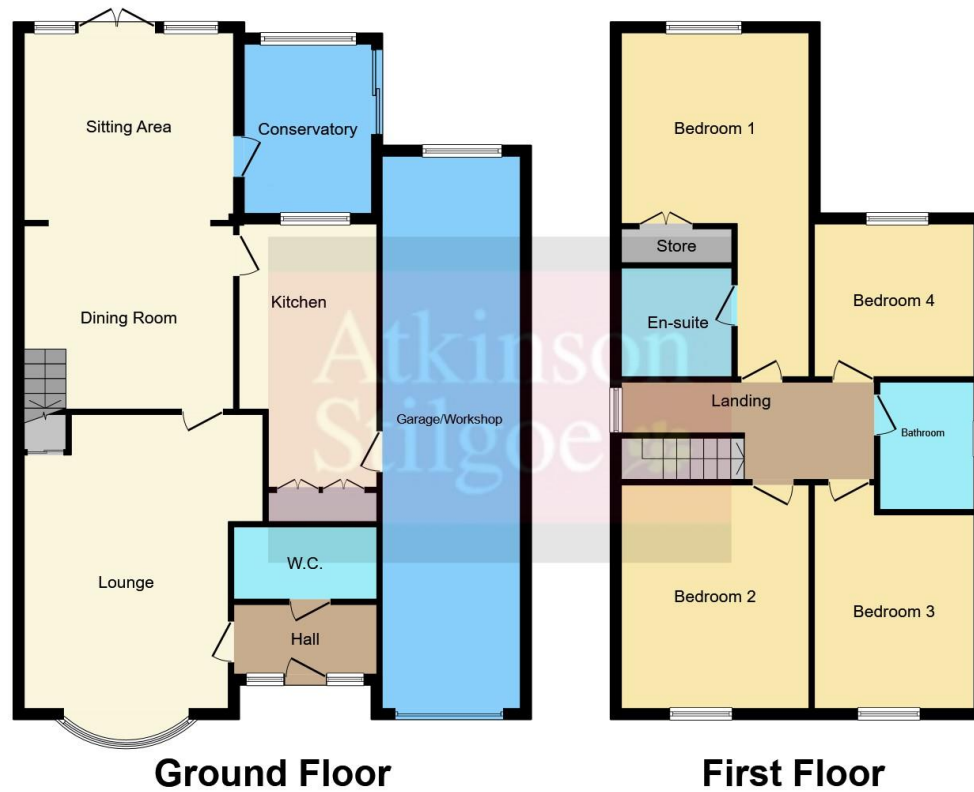
Outside

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

Rear Garden

Enclosed and laid to lawn, patio area, shrubs and borders.





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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