







## Property Description

A well presented modern detached property situated in quiet cul-de-sac location with good access to Balsall Common Village with it's range of shops, schools and amenities and within walking distance to local train station, parks and countryside walks. Offered for sale with no chain.

## Approach

Front door leads through to:

## Entrance Porch

With further door leading through to:

## Entrance Hallway

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

## Guest Cloakroom

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

## Lounge

16' 3" x 11' 1" ( 4.95m x 3.38m )

Window to the front, feature fireplace, wood effect flooring, double doors leading through to:

## Dining Room

11' 1" x 9' ( 3.38m x 2.74m )

Wood effect flooring, door through to kitchen and sliding patio doors to the rear leading to conservatory.

## Conservatory

10' 9" x 9' 11" ( 3.28m x 3.02m )

Constructed of UPVC double glazed widows, double doors to the rear overlooking and leading to garden, tiled floor.

## Kitchen

14' 3" x 9' 4" Max ( 4.34m x 2.84m Max )

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, five ring gas hob with cooker hood above, double electric oven and grill, dishwasher, fridge freezer, space for breakfast table, two windows to the rear overlooking garden, door through to:

## Utility

6' 5" x 5' 11" ( 1.96m x 1.80m )

Having base and wall mounted units, sink and drainer unit with mixer tap, space and plumbing for automatic washing machine and further appliance, wall mounted central heating boiler, door to the side leading to garden.

## First Floor Landing

Staircase rising from the hallway, airing cupboard housing hot water tank and providing shelving space, loft hatch giving access to roof space.

## Bedroom One

17' 6" Max x 11' 11" ( 5.33m Max x 3.63m )

Triple wardrobes providing hanging and shelving space plus extra built in wardrobe, two windows to the front, door through to:

## En Suite

Fitted with a white suite comprising of shower cubicle, wash hand basin with mixer tap, low level WC, heated towel rail, obscure glazed window to the front.

## Bedroom Two

12' 3" x 9' 10" ( 3.73m x 3.00m )

With window to the rear overlooking garden.

## Bedroom Three

9' x 7' 7" ( 2.74m x 2.31m )

With window to the rear overlooking garden.

## Bedroom Four

9' x 7' 11" ( 2.74m x 2.41m )

With window to the rear overlooking garden.

## Shower Room

Fitted with a double walk-in shower cubicle, low level WC, wash hand basin with mixer tap, heated towel rail, window to the side.

## Outside

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

## Garage

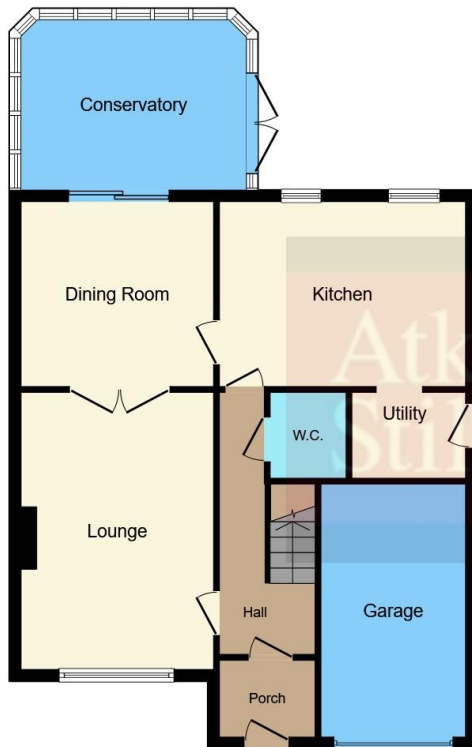
Fitted with up and over door, light and power.

## Rear Garden

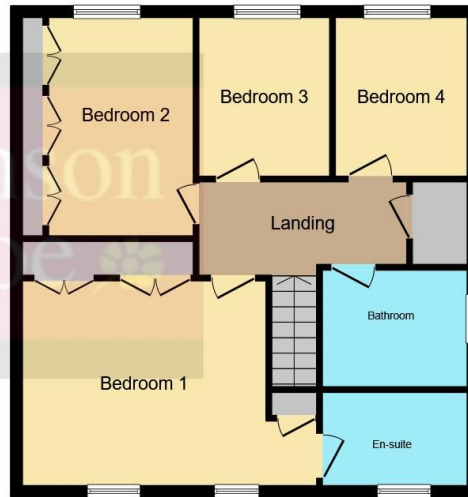
Enclosed and laid to lawn, shrubs and borders, large patio area, gated side access.







**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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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