





Property Description

A lovely 1930's character property situated in a peaceful semi-rural location, surrounded by open countryside yet close to outstanding primary school, train station, Birmingham International Airport and motorway links. Briefly comprising entrance hallway, lounge, open plan dining kitchen with electric fire, office/utility area, guest cloakroom, two double bedrooms, shower room, large downstairs bedroom or family room, fabulous gardens to the rear and side with views over orchard, garage door leading to large double car port and driveway

Guest Cloak Room

Toilet with old style cistern and flush, wash hand basin, underfloor heating.

Lounge

14' 3" x 13' 7" (4.34m x 4.14m)

Bay window to the front, feature fireplace with electric fire, store cupboard.

Dining Room

11' 2" x 9' 11" (3.40m x 3.02m)

Electric fire, porcelain flooring.

Ground Floor Bedroom Three

21' 3" x 10' 1" (6.48m x 3.07m)

Two windows to the side, patio doors to the rear, vaulted ceiling, laminate flooring.

Kitchen

11' 8" x 8' 11" (3.56m x 2.72m)

Newly fitted kitchen with a range of base and wall mounted units and complimentary work surfaces, sink and drainer unit with mixer tap. Appliances to include Smeg oven and combination grill with cooker hood above, induction hob, integrated dishwasher, Windows to the side and rear and door through to cloakroom.

Utility

9' x 11' 5" (2.74m x 3.48m)

Fitted with base units and complementary work surfaces, space fridge freezer, window to the side and door through to garage.

Bedroom One

16' 7" Max x 11' 10" Max (5.05m Max x 3.61m Max)

Fitted wardrobes providing hanging and shelving space, window to the front.

Bedroom Two

10' x 9' 5" (3.05m x 2.87m)

Window to the rear overlooking garden.

Shower Room

Fitted with a suite comprising of low levels WC, wash hand basin fitted into vanity unit, walk-in shower, heated towel rail, obscure glaze window to the side, underfloor heating.

Loft Room

Pull down ladder leading to boarded and carpeted loft with roof window, light and power.

Car Port

Electric garage door leading to tandem car port, with light and power, space and plumbing for automatic washing machine and tumble dryer and newly fitted combination boiler, door leading into downstairs bedroom.

Outside

Front Of Property

Driveway providing off road parking, lawned garden to the side with hedgerow.

Rear Garden

Beautiful enclosed rear garden, patio area, shaped lawn, shrubs and borders, post and rail fence leading to orchard and extensive lawn.





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

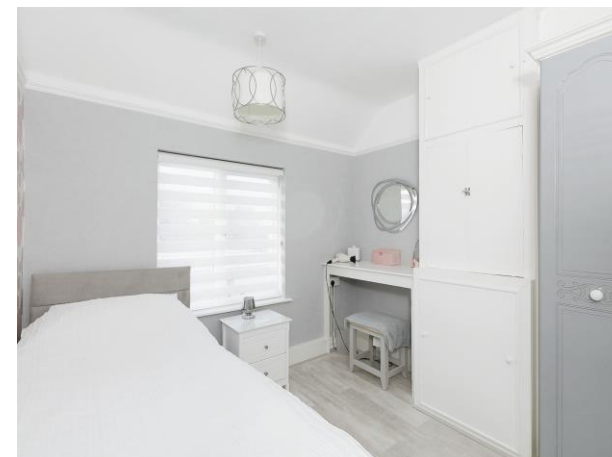
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Tenure: Freehold



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Property Ref: BAL106187 - 0006