





Property Description

An immaculately presented Dormer bungalow offering flexible accommodation comprising of four bedrooms and three bathrooms, in walking distance of Balsall Common village, with its range of shops, schools, amenities, local train station and motorway links. Briefly comprising of entrance porch, large reception hallway, lounge with feature fireplace, separate sitting/family room, large dining kitchen, ground floor bathroom, utility and second shower room, first floor having two double bedrooms and shower room. lovely gardens and large driveway. No upward chain

Approach

To the side of the property door leads to entrance porch, further door leading through to:

Reception Hallway

With dog leg staircase to first floor landing, Oak flooring, door through to:

Lounge

15' 1" Into bay x 15' 4" (4.60m Into bay x 4.67m)

With feature fireplace having electric fire fitted, large feature bay window to the rear overlooking garden, Oak flooring, door through to:

2nd Sitting Room / Family Room

16' 2" x 9' 1" (4.93m x 2.77m)

Oak flooring, French doors to the side overlooking and leading to garden, further window to the rear.

Dining Kitchen

17' x 15' 6" (5.18m x 4.72m)

Fitted with an extensive range of base and wall mounted units with complementary work surfaces, and breakfast bar, sink and drainer unit with mixer tap. A range of appliances to include four ring gas hob with cooker hood above, double electric oven and grill, dishwasher, fridge, window to the front, patio doors to the rear overlooking and leading to garden, tiled floor, ample space for dining table, door through to:

Utility

Large utility with space and plumbing for automatic washing machine and tumble dryer, larder unit, space for further appliances, patio doors to the side leading to garden, ceramic tiled floor and door through to:

Ground Floor Shower Room

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

Ground Floor Bedroom Three

15' 1" x 10' 7" (4.60m x 3.23m)

With window to the front.

Ground Floor Bedroom Four

11' 4" x 10' 8" (3.45m x 3.25m)

Window to the front.

Ground Floor Bathroom

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

Landing

Staircase from the hallway leads to, balustrade dog leg staircase, door through to:

Bedroom One

15' 8" x 14' 8" Into eaves (4.78m x 4.47m Into eaves)

Light and airy room with storage cupboards into eaves, window to the side.

Bedroom Two

14' 9" Into eaves x 7' 9" plus large walk-in wardrobe (4.50m Into eaves x 2.36m plus large walk-in wardrobe)

Walk-in wardrobe providing hanging and shelving space, further storage into eaves and cupboard housing the central heating boiler, window to the rear.

Shower Room

Fitted with a white suite comprising of low level WC, wash hand basin, shower cubicle and window to the side.

Outside

To the front of the property there is a large driveway providing off road parking and giving direct access to shortened garage suitable for storage, exterior lighting and shaped lawn.

Rear Garden

Enclosed landscaped with shaped lawn, large patio area, external lighting, shrubs and borders, lovely, covered gazebo with seating area with internal lighting.





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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