





Property Description

A lovely detached four bedroom family property in Balsall Common, just a stone's throw from the Outstanding Balsall Common Primary School and Heart of England Secondary School. Thoughtfully extended and with a fantastic garden, this house offers ample space for large families and, with several spaces that can be used for studies, perfect for anyone that works from home. Briefly comprising, guest cloakroom, study, lounge, dining room, kitchen, four bedrooms with en suite to master, and family bathroom. In addition there is a driveway providing off road parking and giving direct access to double garage, and enclosed rear garden.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor, Karndean flooring and understairs cupboard providing storage.

Guest Cloakroom

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, tiled flooring and obscure glazed window to the side.

Study

8' 8" x 8' 4" (2.64m x 2.54m)

Karndean flooring, window to the front.

Lounge

18' 8" x 13' (5.69m x 3.96m)

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

Dining Room

13' 1" x 8' 11" (3.99m x 2.72m)

Patio doors leading to extension.

3rd Reception Room

11' 11" x 10' 11" (3.63m x 3.33m)

Two ceiling roof lights, recessed coloured LED lights, underfloor heating, bi-fold doors to the rear overlooking and leading to garden.

Kitchen

15' 6" x 8' 11" (4.72m x 2.72m)

Fitted with a range of base and wall mounted units with complementary Granite work surfaces, sink and drainer unit with mixer tap, space and plumbing for automatic washing machine, dishwasher and American style fridge freezer. Appliances to include electric oven and grill, five ring gas hob with cooker hood above, window and door to the rear overlooking and leading to garden.

Landing

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

Master Bedroom

15' 3" Max x 13' 1" (4.65m Max x 3.99m)

Window to the front, door through to:

En Suite

Recently refurbished with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, shower cubicle with power shower fitted, obscure glazed window to the side.

Bedroom Two

12' 4" x 11' 3" (3.76m x 3.43m)

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

Bedroom Three

9' 11" Into wardrobes x 9' 4" (3.02m Into wardrobes x 2.84m)

Sharps fitted wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Bedroom Four

10' 4" x 7' 10" (3.15m x 2.39m)

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

Family Bathroom

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

Outside

Front Of Property

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

Rear Of Property

Large enclosed rear garden laid mainly to lawn with patio area and path leading to summer house and shed.

Garden Office

Currently used as a music room, Wi-fi extends from the house, own fuse box, two windows to the front, bi-fold doors, Oak laminate flooring and underfloor heating.

Detached Double Garage

With Hormann electric door, light and power.

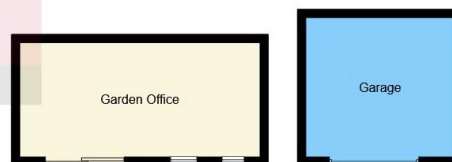




Ground Floor



First Floor



Outbuilding

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: Awaited

view this property online atkinsonstilgoe.co.uk/Property/BAL106236



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: BAL106236 - 0006