





Property Description

A beautifully presented two bedroom property situated in the sought after village of Balsall Common, close to local shops, amenities and countryside walks as well as local schools. Briefly comprising, guest cloakroom, lounge, kitchen with appliances, two bedrooms and family bathroom. In addition, there is an enclosed rear garden and garden room currently used as an office.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor, understairs cupboard, door through to:

Guest Cloakroom

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

Lounge

15' 4" x 11' 11" (4.67m x 3.63m)

Window and patio doors to the rear overlooking and leading to garden.

Kitchen

9' 9" x 7' 9" (2.97m x 2.36m)

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, electric oven and grill with four ring gas hob and cooker hood above. Appliances to include automatic washing machine, dishwasher and fridge freezer, window to the front.

Landing

Staircase rising from the hallway, loft hatch giving access to roof space.

Bedroom One

15' 4" x 8' 11" (4.67m x 2.72m)

Two windows to the rear overlooking garden.

Bedroom Two

13' 4" x 9' 5" (4.06m x 2.87m)

Airing cupboard providing storage, two windows to the front,

Family Bathroom

Fitted with a white suite comprising low level WC, wash hand basin, bath with mixer tap and shower over, extractor fan and shaver point.

Outside

Front Of Property

To the front of the property there is an allocated parking space with EV charging point.

Rear Of Property

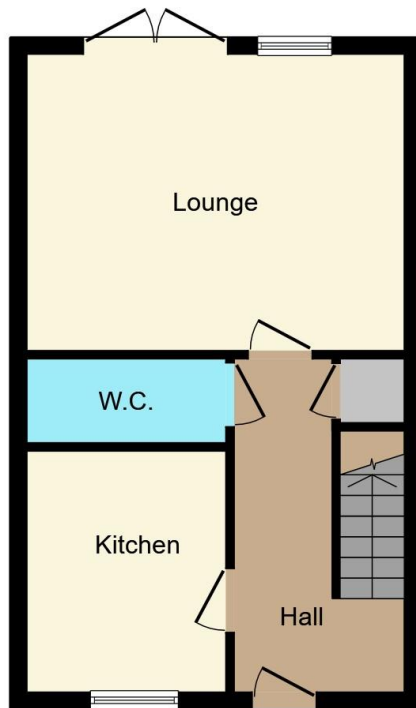
Enclosed rear garden laid mainly to lawn, with a small patio area and path leading to garden room.

Garden Room

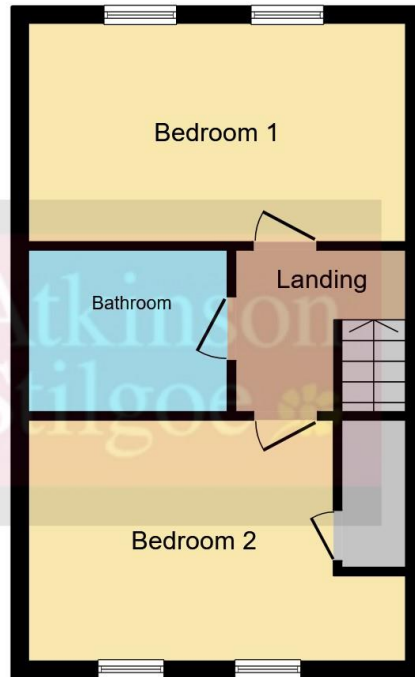
11' 9" Max x 8' 5" Max (3.58m Max x 2.57m Max)

Currently used as an office, laminate flooring, light and power.

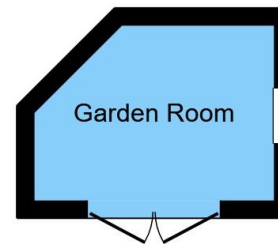




Ground Floor



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: B Council Tax
Band: D

view this property online atkinsonstilgoe.co.uk/Property/BAL106282



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: BAL106282 - 0007