







## Property Description

A stunning, detached, extended and renovated contemporary family home situated within close proximity of Balsall Common village with its range of shops, schools, amenities and local train station. The property is close to open countryside, backing onto greenbelt, yet within easy access to Birmingham International Airport and major motorway links. Benefiting from impressive 40ft luxury kitchen, utility, spacious lounge, fabulous cinema room, ground floor shower room, five double bedrooms, two en-suites, family bathroom. In addition there are electric gates to the front, parking for approximately 12-14 cars, beautiful landscaped good sized rear garden with open aspect to the rear, garage, balcony off master bedroom, high-tech security system. The property is of a high specification throughout. Viewing highly recommended.

## Impressive Reception Hallway

Having dog-leg staircase rising to the first floor landing, ceramic tiled floor with underfloor heating, ceiling downlighters, understairs storage cupboard, square archway leading through to living/dining kitchen.

## Living / Dining Kitchen

24' 4" Maximum x 41' ( 7.42m Maximum x 12.50m )

Impressive luxury kitchen fitted with an extensive range of base and wall mounted units, complementary Silestone work surfaces, large central island unit with Silestone and natural oak breakfast bar having storage within and sink with Franke boiling filter tap, a range of appliances to include integral full sized fridge and freezer units, two self-cleaning Neff Slide & Hide ovens, one combination microwave oven, separate steam oven, induction hob with stainless steel cooker hood above, dishwasher, under unit lighting, feature pelmet lighting, ceramic tiled floor with underfloor heating, ceiling downlighters, window to the rear, full width bi-fold doors

overlooking and leading to garden, ample space for dining table, sofa and chairs, two wall mounted TV aerial points, double doors through to lounge, door through to utility, door through to guest cloakroom/wet room, integral door through to garage.

## Utility

11' 3" x 10' 2" ( 3.43m x 3.10m )

Having a range of base and wall mounted units, optional gas range style cooker, ceramic tiling with underfloor heating, sink and drainer unit, space and plumbing for washing machine and tumble dryer, combination boiler concealed in cupboard, window to the side, double doors to the rear leading to garden.

## Guest Cloakroom / Wet Room

Beautiful fitted contemporary suite comprising wall hung WC and wash hand basin fitted onto vanity unit, walk-in shower, full Porcelanosa tiling, heated towel rail, wall mounted cosmetics mirror, extractor fan, opaque window to the side.

## Lounge

18' 8" x 12' ( 5.69m x 3.66m )

Window to the front, electric wall mounted feature fireplace, radiator, ceiling downlighters, TV aerial point, double doors through to living/dining kitchen.

## Cinema Room / Family Room

18' 3" Max x 16' 1" ( 5.56m Max x 4.90m )

Window to the front, ceiling downlighters, radiator.



## First Floor Landing

Staircase rising from reception hallway, two original stained glass feature arch windows to the front and side, loft hatch giving access to fully boarded roof space with retractable ladder, ceiling light point, ceiling downlighters.

## Master Bedroom

18' x 12' ( 5.49m x 3.66m )

Window to the front, patio doors to the rear leading to balcony, built-in wardrobes providing hanging and shelving space, further corner wardrobe, tall radiator, ceiling downlighters, door through to en-suite wet room.

## Balcony

Large contemporary glass and chrome balcony having views over fields, with storage room suitable for outdoor furniture.

## En-Suite Wet Room

Fully tiled and fitted with a white suite comprising shower, low level WC, wash hand basin fitted into vanity unit, underfloor heating, port hole window to the front, heated towel rail, ceiling downlighters.

## Bedroom Two

14' 2" x 13' ( 4.32m x 3.96m )

A light and airy room with window to the rear, patio doors to the side leading to balcony with views over fields, ceiling downlighters, door through to Jack & Jill en-suite shower room.

## Jack & Jill Shower Room

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

## Bedroom Three

12' 6" x 11' ( 3.81m x 3.35m )

Patio doors to the rear leading to balcony, radiator, ceiling light point.

## Bedroom Four

11' 10" x 8' 2" ( 3.61m x 2.49m )

Window to the side, radiator, ceiling downlighters, door through to Jack & Jill en-suite shower room.

## Bedroom Five

9' 8" x 8' 8" Plus Door Recess ( 2.95m x 2.64m Plus Door Recess )

Having window to the front, radiator.

## Family Bathroom

Re-fitted with a contemporary white suite comprising roll top bath, separate shower cubicle with rain shower fitted, wall hung double length sink fitted into vanity unit, wall hung WC, underfloor heating, heated towel rail, window to the front, porcelanosa tiling, ceiling downlighters.

## Garage

Fitted with electric roller shutter up and over door, light and power, automatic light, integral door through to kitchen.

## Outside

### Front Of The Property

Electric gates leading to good sized driveway providing off road parking for 12-14 cars and giving direct access to garage, feature lighting, gated side access.

### Rear Garden

Beautiful landscaped rear garden having large flagstone patio, good sized lawn, shrubs and borders, exterior lighting.





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**EPC Rating: D**

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Tenure: Freehold



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