





Property Description

A fantastic and surprisingly spacious four bedroom family home in Balsall Common, close to Heart of England School and the outstanding Balsall Common Primary School. Thoughtfully updated throughout; This is the perfect home for anyone ready to move in right away. Briefly comprising, entrance hallway, snug, lounge, breakfast kitchen, downstairs shower room, four bedrooms with en suite to master, family bathroom, integrated single garage and good sized private rear garden. Early viewing is strongly recommended.

Approach

Electric gates lead to a gravel driveway, porch and front door.

Entrance Hallway

Large open hallway with staircase rising to the first floor, with under stairs storage cupboard, Kardean flooring.

Downstairs Shower Room

Fitted with a white suite comprising of low-level WC, wash hand basin, shower cubicle with main shower fitted, heated towel rail, obscure glaze window to the side.

Lounge / Dining / Office

19' 6" x 12' (5.94m x 3.66m)

Patio doors leading to garden, continuation of Kardean flooring.

Snug

10' 11" Max x 10' 10" (3.33m Max x 3.30m)

Having half a bay window to the front, Kardean flooring.

Kitchen / Diner

25' 8" x 10' 8" Max (7.82m x 3.25m Max)

Fitted with base and wall mounted units complementary work surfaces, sink and drainer unit with mixer tap, space for fridge freezer, integral dishwasher, electric range oven with five ring gas hob available under separate negotiation, bifold doors to the rear.

Landing

Staircase rising from the hallway.

Master Bedroom

17' 10" Max x 11' 10" (5.44m Max x 3.61m)

Built in wardrobe providing hanging and shelving space, new combi boiler and storage into eaves, window to the rear overlooking garden, door through to:

Ensuite

Fitted with a white suite comprising Lola WC, wash hand basin with mixer tap fitted into vanity unit, shower with main shower fitted, extractor fan and obscure glazed window to the side.

Bedroom Two

12' 5" x 10' 10" (3.78m x 3.30m)

Double bedroom with fitted wardrobes providing hanging and shelving space, window to the side.

Bedroom Three

12' 4" x 11' 11" (3.76m x 3.63m)

Good size, window to the front.

Bedroom Four

11' 6" Max x 10' 2" (3.51m Max x 3.10m)

Double bedroom with fitted wardrobes providing hanging and shelving space, window to the front.

Family Bathroom

Fitted with a white suite comprising low-level WC, wash hand basin, bath with electric shower over, heated towel rail, extractor fan and obscure glaze window to the side.

Outside

Garage

17' 2" x 8' 4" (5.23m x 2.54m)

Newly fitted barn doors, light and power, utility space with a range of cupboards, sink and plumbing for automatic washing machine.

Front Of Property

To the front of the property, there is a driveway providing off-road parking and giving direct access to garage.

Rear Of Property

Large enclosed rear garden laid mainly to lawn with patio area, mature shrubs, borders, cold water tap and electric points.





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: C

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Tenure: Freehold



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Property Ref: BAL106334 - 0006