





Property Description

Approximately four years old, this beautifully presented semi-detached property situated in a lovely development located between Balsall Common and Kenilworth with easy access to South Coventry, close to countryside walks and good access to local train station. Briefly comprising of guest cloakroom, lounge, kitchen, two bedrooms, ensuite to master and family bathroom. In addition, there is a tandem driveway with EV charging port providing off road parking and lawned rear South facing garden.

Approach

Front door leads through to:

Guest Cloakroom

Fitted with a sweet comprising low-level WC, wash hand basin, heated towel rail and window to the front.

Lounge

14' 11" x 11' 10" (4.55m x 3.61m)

Window to the rear, understand storage, patio doors leading to garden.

Kitchen

13' x 11' 6" Maximum (3.96m x 3.51m Maximum)

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include electric oven and grill, four ring gas hob, integrated washer dryer, dishwasher, fridge freezer window to the front.

Landing

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

Master Bedroom

12' 8" Maximum x 9' 9" Maximum (3.86m Maximum x 2.97m Maximum)

Built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden, door through to:

Ensuite

Fitted with a white suite comprising low-level WC, wash hand basin, shower cubicle with main shower fitted, shave point, heated towel rail and obscure glazed window to the rear.

Bedroom Two

11' 6" x 7' 8" (3.51m x 2.34m)

Window to the front.

Family Bathroom

Fitted with a white suit comprising low-level WC, wash hand basin, bath with shower over, shave a point, heated towel rail, extractor fan and obscure glazed window to the front.

Outside

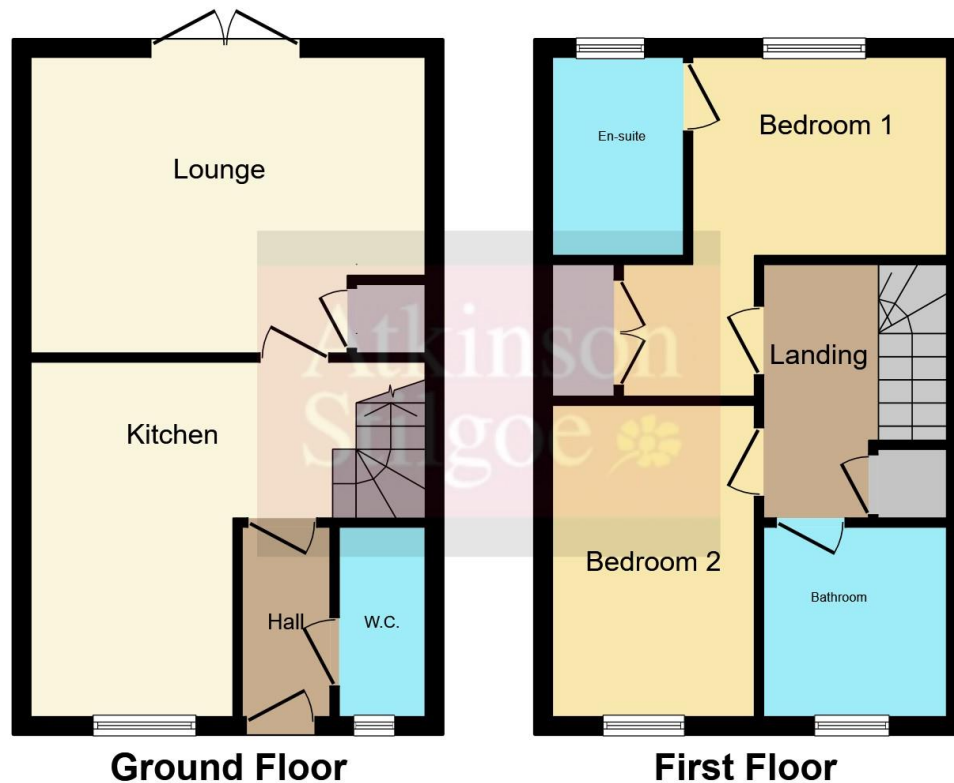
Front Of Property

To the front of the property there is a gravel garden, with a driveway to the side with parking for two cars and EV charging port.

Rear Of Property

Enclosed south facing garden laid mainly to lawn with a patio area and shed.





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

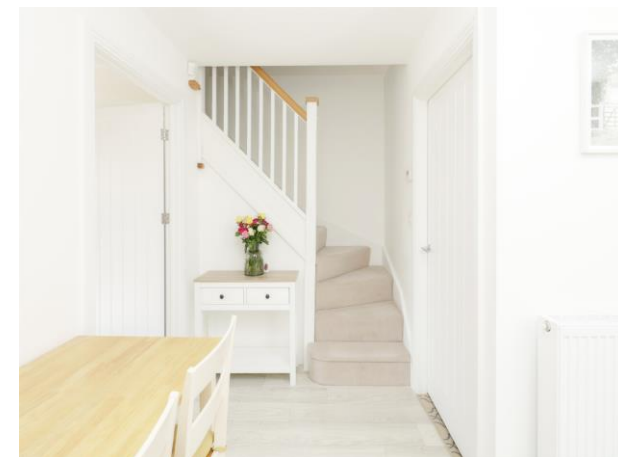
To view this property please contact Atkinson Stilgoe on

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: B

view this property online atkinsonstilgoe.co.uk/Property/BAL106327



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: BAL106327 - 0005