





Property Description

An impressively spacious five bedroom home in a quiet cul-de-sac in Balsall Common. Boasting five generously sized double bedrooms, with an ensuite to the master, and plenty of room downstairs with two reception rooms and a kitchen diner. Just a mile from the outstanding Balsall Common Primary School, Heart of England Secondary and even closer to Berkswell Station and the high street, this really is the perfect location to make the most of the sought after area of Balsall Common. Briefly comprising guest cloakroom, lounge, kitchen/diner, dining room, utility, five bedrooms, with ensuite to master and family bathroom. In addition, there is an enclosed rear garden, driveway providing parking for two cars and double garage. Fibre Optic Broadband.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising from the hallway.

Guest Cloakroom

Fitted with low level WC and wash hand basin.

Lounge

17' 3" x 11' 10" (5.26m x 3.61m)

Window to the front, feature fireplace with gas fire fitted.

Kitchen / Diner

22' 7" Max x 17' 4" Max (6.88m Max x 5.28m Max)

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include Bosch electric double oven, four ring gas hob and cooker hood above, Bosch integral dishwasher, space for American style fridge freezer, patio door and window to the side with two windows to the rear, door through to:

Dining Room

11' 10" x 10' 2" (3.61m x 3.10m)

French doors to the rear leading to garden.

Utility

11' 5" Max x 5' 5" (3.48m Max x 1.65m)

Fitted with base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, space and plumbing for automatic washing machine and tumble dryer, Worcester central heating boiler, understairs storage cupboard. Access to double garage.

Landing

Staircase rising from the hallway, loft hatch giving access to part boarded roof space, window to the front, airing cupboard providing shelving.

Bedroom One

14' 1" x 12' 7" (4.29m x 3.84m)

Fitted wardrobes providing hanging and shelving space, window to the front, door through to:

Ensuite

Fitted with a suite comprising low level WC, wash hand basin fitted into vanity unit, shower cubicle, heated towel rail, shaver point, extractor fan, obscure glazed window to the front.

Bedroom Two

14' 1" Max x 11' 10" (4.29m Max x 3.61m)

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

Bedroom Three

13' 6" Max x 11' 10" (4.11m Max x 3.61m)

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

Bedroom Four

10' 9" x 10' 4" (3.28m x 3.15m)

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

Bedroom Five

10' 5" x 9' 10" (3.17m x 3.00m)

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

Family Bathroom

Fitted with a suite comprising low level WC, wash hand basin, bath, separate shower cubicle, extractor fan, obscure glazed window to the side.

Double Garage

Fitted with up and over door, light and power.

Outside

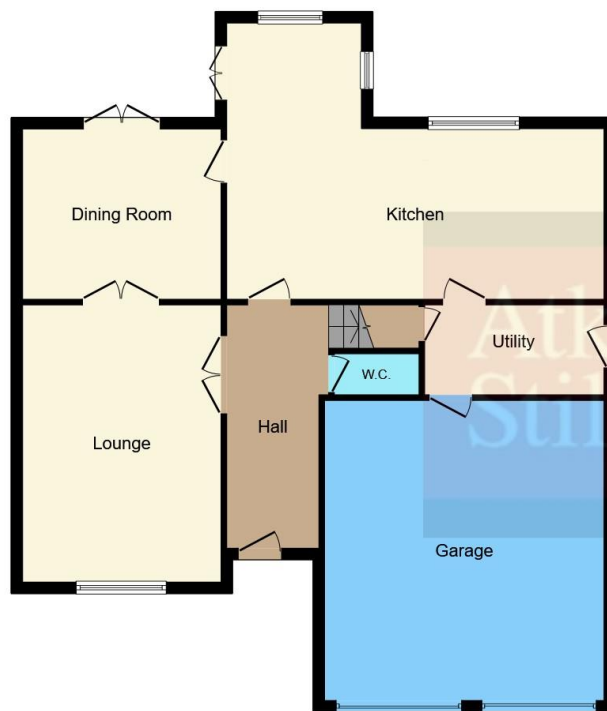
Front Of Property

Driveway providing off road parking for two cars and giving direct access to garage.

Rear Of Property

Enclosed rear garden laid mainly to lawn with mature shrubs, trees and borders and shed.





Ground Floor



First Floor

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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T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: Awaited

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Tenure: Freehold



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