





Property Description

An immaculately presented four bedroom detached family home situated in the popular village of Balsall Common. Close to local schools, shops and amenities. Briefly comprising of a driveway with access to integral garage, entrance hallway, guest cloakroom, lounge, breakfast kitchen, three double bedrooms with En suite to master bedroom, one further single bedroom, family bathroom and well-presented lawned garden. NO CHAIN!!

Approach

Via driveway providing off road parking, direct access to integral garage and UPVC front door.

Entrance Hallway

Staircase rising to first floor landing, door giving access to under stairs storage cupboard, door leading through to guest cloakroom, lounge and breakfast kitchen.

Downstairs W/ C

7' 9" x 4' 2" (2.36m x 1.27m)

Fitted with a suite comprising of dual flush concealed cistern with wall hung frame W/C, wall mounted sink with mixer tap and tiled splashback surround, UPVC obscure window to the side of property and radiator.

Lounge

17' 1" Into bay window x 11' 7" (5.21m Into bay window x 3.53m)

Boxed bay window to the front with fitted blinds, radiator, feature fireplace with electric fire fitted, TV aerial point.

Breakfast Kitchen

21' 9" x 11' 7" (6.63m x 3.53m)

Fitted with a range of base and wall mounted units with complimentary work surfaces comprising of Range Master sink and drainer unit with mixer tap, Bosch oven and grill, Bosch gas hob with extractor over, Bosch integrated dishwasher, integrated fridge freezer, window to the rear with fitted blinds, ceiling downlighters, radiator, door leading through to utility.

Utility Room

9' 7" x 5' 5" (2.92m x 1.65m)

Fitted with further base units, space for washing machine and tumble dryer, cupboard housing boiler, door leading to garden and further door leading through to integral garage

First Floor Landing

Staircase rising from entrance hallway, Storage cupboard housing cylinder heater and shelving, doors leading to all bedrooms and family bathroom.

Master Bedroom

13' 1" x 11' 8" (3.99m x 3.56m)

Integrated wardrobes providing hanging and shelving space, window to the front with fitted blinds, radiator, and door leading through to En suite.

En Suite

9' x 5' 4" (2.74m x 1.63m)

Fitted with a suite comprising of dual flush concealed cistern with wall hung frame W/C, wall mounted basin with mixer tap, chrome double shower cubicle with tiled surround, heated towel rail, fitted vanity unit, UPVC obscure window to the side.

Bedroom Two

15' 3" x 11' 9" (4.65m x 3.58m)

Window to the rear with fitted blinds, radiator.

Bedroom Three

10' 9" x 9' 7" (3.28m x 2.92m)

Window to the front with fitted blinds, radiator.

Bedroom Four

12' 3" x 8' 3" (3.73m x 2.51m)

Window to the rear with fitted blinds, radiator.

Bathroom

6' 11" x 6' 9" (2.11m x 2.06m)

White suite comprising of, wall hung basin with mixer tap, dual flush concealed cistern with wall hung frame W/C, bath with chrome shower over and glass shower screen. UPVC double glazed window to rear in recess, recess providing shelf space for cosmetics.

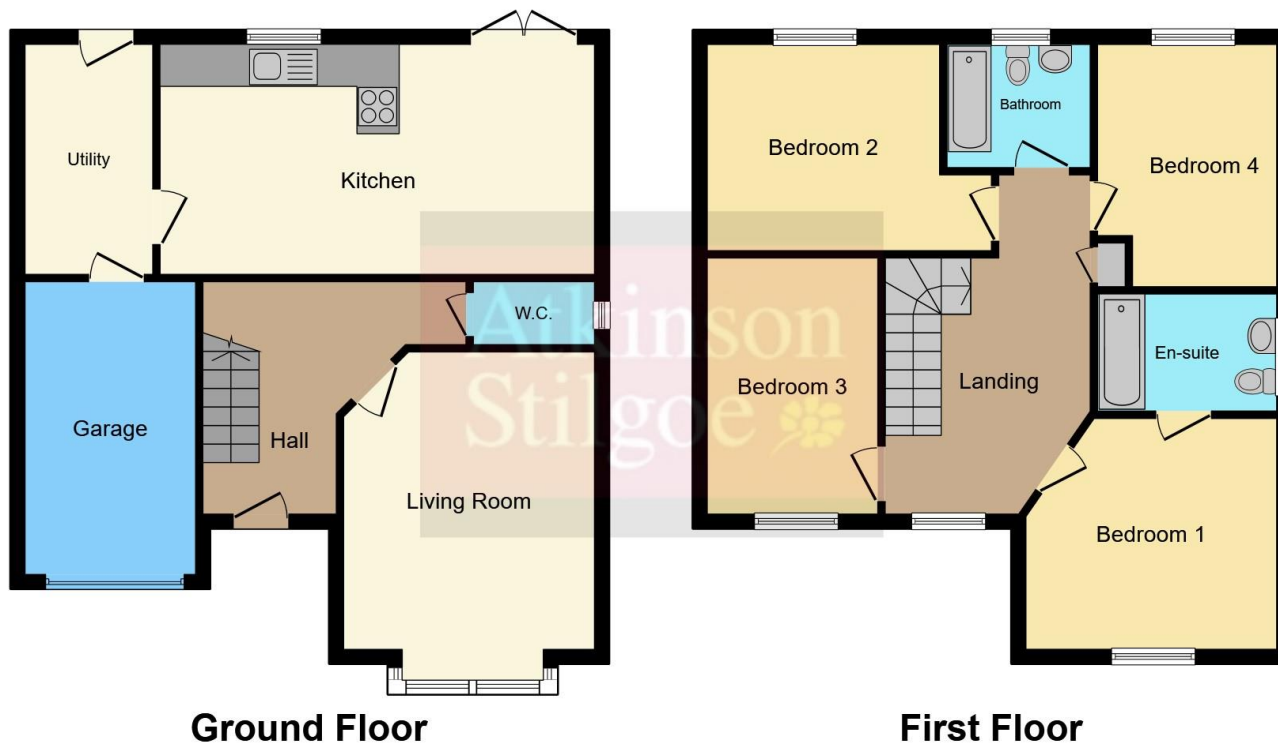
Integral Garage

Fitted with electric up and over door, light and power.

Outside

Well maintained, good sized lawned rear garden with patio area, shrubs and borders.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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EPC Rating: B

view this property online atkinsonstilgoe.co.uk/Property/BAL106177



Tenure: Freehold



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Property Ref: BAL106177 - 0004