





Property Description

A beautiful, newly renovated five bedroom bungalow in the sought-after village of Balsall Common. Just on the edge of the village, this spacious home benefits from being a short walk from amenities whilst also sitting in a quiet semi-rural position, striking the perfect balance between seclusion and practicality.

The bungalow itself has been thoughtfully updated throughout offering the right buyer a wonderful, high specification home that is ready to move into. Briefly comprising, kitchen/diner, lounge, three downstairs bedrooms with en-suite to bedroom one, downstairs bathroom, two further bedrooms to the first floor with study area and shower room. In addition, there is a driveway providing off road parking for several cars and an enclosed south westerly facing rear garden.

Approach

Gated access leads to front door.

Entrance Hallway

Staircase rising to the first floor, door through to:

Kitchen/Diner

19' 2" x 13' 2" Max (5.84m x 4.01m Max)

Newly fitted kitchen with base and wall mounted units complementary work surfaces, sink and drainer unit with mixer tap, appliances to include electric oven and grill, with cooker hood above integrated larder fridge with freezer compartment, and undercounter freezer, space and plumbing for dishwasher, two windows to the side and door leading to the side of property.

Lounge

20' 6" x 11' 11" Max (6.25m x 3.63m Max)

Karndean flooring, contemporary feature fireplace with electric fire fitted including large screen smart TV, window and patio doors to the side overlooking and leading to garden.

Bedroom/Reception Room

15' 10" x 8' 6" (4.83m x 2.59m)

Continuation of Karndean flooring, window to the rear and patio door leading to garden, door through to:

Ensuite

Fitted with a white suite comprising low level WC, wash handbasin fitted into vanity unit, shower cubicle, heated towel rail, extractor fan, space and plumbing for automatic washing machine, obscure glazed window to the front.

Bedroom Two

13' 11" x 10' 1" (4.24m x 3.07m)

Window to the front.

Bedroom Three

10' 8" x 9' 11" (3.25m x 3.02m)

Window to the front, fitted wardrobes providing hanging and shelving space.

Family Bathroom

Fitted with a suite comprising low level WC, wash hand basin with mixer tap, bath, separate shower cubicle, extractor fan, heated towel rail and obscure glazed window to the side

First Floor Landing/Study Area

Window to the side, additional Velux window, ample space to use as office.

Bedroom Four

17' 8" Max x 9' 9" (5.38m Max x 2.97m)

Built-in wardrobes providing hanging and shelving space, wash hand basin, window to the rear and Velux window.

Bedroom Five

13' 9" Max x 9' 10" (4.19m Max x 3.00m)

Having built-in wardrobes providing hanging and shelving space, wash hand basin, window to the front and Velux window.

Shower Room

Fitted with a suite comprising low-level WC, wash hand basin, shower cubicle, extractor fan, heated towel rail and window to the side.

Outside

Front Of Property

To the front of the property, there is a driveway providing off-road parking.

Rear Of Property

Enclosed south westerly facing rear garden laid to lawn with decking area and lean- to veranda, pond, outside electric socket and cold water tap. Gated side access with bike storage.





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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150 Station Road Balsall Common
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EPC Rating: Council Tax
 Awaited Band: D

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Tenure: Freehold



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