



Station Road Balsall Common CV7 7FL

for sale offers over
£450,000



Property Description

A spectacular three bedroom family home in the sought after village of Balsall Common, sitting just half a mile from the village centre as well as the Outstanding Balsall Common Primary School. The property is approached by a large driveway offering ample parking with a stunning part-landscaped, part-porcelain paved rear garden containing a fully-equipped garden study/bar. The home itself has been thoughtfully extended and reconfigured to offer an incredible amount of space and finished to a fantastic standard. Briefly comprising entrance porch, lounge/diner, kitchen with appliances, utility, guest cloakroom, three bedrooms and family bathroom. In addition, there is a driveway providing off road parking and giving direct access to garage and enclosed rear garden with garden study/bar.

Approach

Entrance porch leads to front door in turn leads through to:

Lounge / Diner

23' Max x 20' 9" Max (7.01m Max x 6.32m Max)

Karndean flooring, feature fireplace with gas fire fitted, windows to the side and rear, French doors overlooking and leading to garden.

Kitchen

10' 3" x 9' 6" (3.12m x 2.90m)

Fitted with a range of base and wall mounted units complementary work surfaces, sink unit with mixer tap, appliances to include integral dishwasher, fridge freezer, window to the front, door leading to side access, door leading to under stairs pantry.

Utility

7' 10" x 7' 9" (2.39m x 2.36m)

Fitted with base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, storage cupboards and door through to:

Guest Cloakroom

Low level WC, wash hand basin fitted into vanity unit, heated towel rail.

First Floor Landing

Staircase rising from the hallway, large window to the side, loft hatch giving access to boarded roof space.

Bedroom One

13' 6" x 12' 3" (4.11m x 3.73m)

Window to the front.

Bedroom Two

12' 10" x 11' 6" (3.91m x 3.51m)

Window to the rear overlooking garden.

Bedroom Three

9' 8" x 8' 5" (2.95m x 2.57m)

Window to the rear overlooking garden.

Family Bathroom

Fitted with a suite comprising low-level WC, wash hand basin, bath with shower over, obscure glazed window to the front.

Outside

Front Of Property

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

Rear Of Property

Laid mainly to lawn with patio area and path paved with Porcelain leading to and continuing beneath garden study/bar. Also providing access to side entry with storage.

Garden Study / Bar

10' 9" x 6' 10" (3.28m x 2.08m)

Light and power Wi-Fi reaches from the main house, bar, insulated flooring.

Garage

8' x 5' 4" (2.44m x 1.63m)

Barn doors and lighting.





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: E Council Tax
 Band: D

Tenure: Freehold

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