



Ferndale Road Balsall Common CV7 7AH

for sale offers over
£400,000



Property Description

A fantastic four bedroom family home has become available in the sought after Balsall Common. Sitting less than a mile from local amenities, shops and Berkswell Station as well as the Outstanding Balsall Common Primary School and Heart of England Secondary. With two reception rooms, four great-sized bedrooms and a fantastic garden, this really is the perfect family home. Early viewing is highly recommended.

Briefly comprising guest cloakroom, lounge, dining room, kitchen with appliances, utility, four bedrooms and family bathroom, in addition, there is a driveway providing off road parking for several cars and giving direct access to garage, low maintenance gravel front garden, private South Westerly facing rear garden.

Approach

Front door leads through to:

Entrance Porch

Window to the front, further door through to entrance hallway, electric meter.

Entrance Hallway

Staircase rising to the first floor, under stairs storage cupboard, laminate flooring.

Guest Cloakroom

Fitted with a white suite comprising low-level WC, wash hand basin fitted into vanity unit, chrome heated towel rail, ceramic tiled flooring and window to the front.

Lounge

17' 1" x 11' (5.21m x 3.35m)

Feature fireplace with electric fire fitted, laminate flooring and patio doors to the rear overlooking and leading to garden.

Dining Room

12' 4" x 10' 5" (3.76m x 3.17m)

Laminate flooring and window to the front.

Kitchen

12' x 8' 6" (3.66m x 2.59m)

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink unit with mixer tap, central heating boiler, appliances to include gas oven and hob with cooker hood above, integrated fridge freezer and space and plumbing for dishwasher, ceramic tiled flooring, window to the rear.

Utility

9' 3" Maximum x 6' 3" Maximum (2.82m Maximum x 1.91m Maximum)

With work surfaces, space and plumbing for two automatic washing machines, ceramic tiled flooring, window and door to the rear.

First Floor Landing

Staircase rising from the hallway, cupboard for storage, loft hatch giving access to roof space with fixed ladders and window to the front.

Master Bedroom

12' 6" x 11' 1" Maximum (3.81m x 3.38m Maximum)

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

Bedroom Two

11' 1" x 10' (3.38m x 3.05m)

Window to the rear overlooking garden.

Bedroom Three

9' 6" x 8' 1" (2.90m x 2.46m)

Built-in wardrobes providing hanging and shelving space and window to the front.

Bedroom Four

11' x 6' 11" (3.35m x 2.11m)

Window to the rear.

Family Bathroom

Fitted with a white suite comprising low level WC, wash hand basin fitted into vanity unit, bath with shower screen and electric shower fitted, fully tiled with ceramic wall and floor tiles, chrome heated towel rail and window to the front.

Garage

Single garage with up and over door.

Outside

Front Of Property

Low maintenance gravel garden, pathway leading to front door.

Rear Of Property

South Westerly facing garden laid mainly to lawn with patio area, mature trees, shrubs, borders and external cold water tap.





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
 Solihull CV7 7FF

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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