





Property Description

A fantastic four bedroom semi-detached home in the sought after village of Balsall Common, less than a mile from the village centre and Berkswell train station and just half a mile from the Outstanding Balsall Common Primary and Heart of England Secondary.

The property is divided over three stories which allows for fantastic space in the living areas and four bedrooms, with an amazingly spacious open plan kitchen diner, finished to a fantastic specification. The property also benefits from its remaining NHBC warranty.

Briefly comprising guest cloakroom, study, lounge, kitchen/diner, four bedrooms with ensuite to master and family bathroom. In addition, there is a driveway to the side of the property providing off road parking and giving direct access to garage and enclosed rear garden.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor, storage cupboard.

Guest Cloakroom

Fitted with a suite comprising low-level WC, wash hand basin, radiator.

Study

9' 11" x 8' 7" (3.02m x 2.62m)

Window to the front.

Lounge

16' 4" Max x 13' 8" Max (4.98m Max x 4.17m Max)

Two windows to the front.

Kitchen/Diner

18' 3" Max x 16' 4" (5.56m Max x 4.98m)

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine, appliances to include electric oven with four ring gas hob and cooker hood above, integrated dishwasher and fridge freezer, under stairs storage, window to the side and further window and patio doors to the rear overlooking and leading to garden.

First Floor Landing

Staircase rising from the hallway.

Bedroom One

16' 4" Max x 9' 6" (4.98m Max x 2.90m)

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

Ensuite

Fitted with a white suite comprising low-level WC, wash hand basin with mixer tap, shower cubicle, extractor fan, shaver point and heated towel rail.

Bedroom Two

14' 7" x 8' 9" (4.45m x 2.67m)

Window to the rear overlooking garden.

Bedroom Three

13' 8" Max x 8' 9" (4.17m Max x 2.67m)

With Velux window.

Bedroom Four

8' 11" x 7' 3" (2.72m x 2.21m)

With Velux window.

Family Bathroom

Fitted with a white suite comprising low-level WC, wash handbasin with mixer tap, bath with shower over, heated towel rail and obscure glazed window to the front.

Outside

Front Of Property

To the front of the property there is a low maintenance garden with driveway to the side providing off road parking and giving direct access to garage.

Rear Of Property

Private enclosed rear garden laid to lawn with patio area and wooden shed.

Garage

18' 1" x 9' 3" (5.51m x 2.82m)

Up and over door light and power.





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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EPC Rating: B Council Tax
 Band: F

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Tenure: Freehold



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