



Cedarwood Drive Balsall Common CV7 7DS

for sale offers over
£500,000



Property Description

An incredibly large and thoughtfully extended four bedroom family home in the sought after Balsall Common. Just a three minute walk from Heart of England Secondary and ten minutes from the Outstanding Balsall Common Primary, this really is in the perfect location for families as well as anyone that wants to be central to the village. Viewing is absolutely essential to appreciate the incredible space on offer in this fantastic property. Briefly comprising guest cloakroom, study, lounge, kitchen/diner, master bedroom with dressing room and ensuite, three further bedrooms one with a dressing room and family bathroom, in addition, there is a driveway providing off road parking and enclosed Facing rear garden.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor.

Guest Cloakroom

Fitted with a white suite comprising low level WC, wash hand basin, heated towel rail, obscure glazed window to the side.

Study

12' 2" x 7' 4" Max (3.71m x 2.24m Max)

Window to the front, tiled floor with underfloor heating, cupboard housing central heating boiler and plumbing for automatic washing machine.

Lounge

14' 8" x 10' 10" (4.47m x 3.30m)

Bay window to the front.

Kitchen / Diner

24' 11" Max x 19' 2" Max (7.59m Max x 5.84m Max)

Fitted with base and wall mounted units with complementary Quartz work surfaces, sink and drainer unit with mixer tap, appliances to include, electric oven, grill and microwave with four ring induction hob and cooker hood above, integrated dishwasher, space for American style fridge freezer, under stairs pantry with storage, window to the side and window, bi-fold and patio doors to the rear overlooking and leading to garden, ample space for dining table.

First Floor Landing

Staircase rising from the hallway,

Master Bedroom

16' 9" x 16' 6" (5.11m x 5.03m)

Fitted wardrobes providing hanging and shelving space with fitted four drawer dresser, window to the rear overlooking garden, Velux window to the front with black-out blinds, door through to dressing room and further door through to ensuite.

Dressing Room

8' x 6' 1" (2.44m x 1.85m)

With Velux window, blackout blind and storage into eaves.

Ensuite

Fitted with a white suite comprising low level WC, wash hand basin fitted into vanity unit, double walk-in shower with mains shower fitted, shaver point, extractor fan, heated towel rail, obscure glazed window to the rear.

Bedroom Two

14' 9" x 10' 10" (4.50m x 3.30m)

Window to the front.

Bedroom Three

13' 4" x 11' 3" (4.06m x 3.43m)

Window to the front.

Bedroom Four

11' 4" x 9' 7" (3.45m x 2.92m)

Window to the rear overlooking garden, door through to:

Dressing Room

6' 2" x 4' 5" (1.88m x 1.35m)

Family Bathroom

Fitted with a white suite comprising low level WC, wash hand basin fitted into vanity unit, bath with shower over, extractor fan, shaver point and obscure glazed window to the rear.

Outside

Front Of Property

To the front of the property there is a a driveway providing off road parking for two cars, EV charging point, and gated side access to rear garden.

Rear Of Property

Enclosed South facing rear garden, with Astro turf and patio area.





Ground Floor



First Floor



Second Floor

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: E

view this property online atkinsonstilgoe.co.uk/Property/BAL106406

Tenure: Freehold



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