





# Innsmere Balsall Street Balsall Common CV7 7AS

for sale offers over  
**£499,950**



## Property Description

A newly renovated four bedroom bungalow in the sought after Balsall Common, with-in walking distance to village centre, Outstanding Balsall Common Primary and Heart of England Secondary. Finished to a beautifully modern standard throughout, this property is perfect for futureproofing and families alike. Briefly comprising living/dining/kitchen, ensuite to bedroom three and family bathroom, in addition, there is a driveway providing off road parking and an enclosed rear garden. No Chain

## Approach

Tarmac drive leads to front door.

## Entrance Hallway

Windows to the side and front,

## Living / Dining / Kitchen

23' 4" Max x 21' 10" Max ( 7.11m Max x 6.65m Max )

Fitted with a range of base units with complementary work surfaces, Belfast sink with mixer tap, central island unit with deep pan drawers, appliances to include electric double oven and grill with induction hob and cooker hood above, integrated dishwasher and fridge freezer, ample space for sofa and dining table, sky light bi-fold doors and window to the rear overlooking garden.

## Bedroom One

14' 3" x 9' 10" ( 4.34m x 3.00m )

Window to the front.

## Bedroom Two

10' 10" x 9' 9" ( 3.30m x 2.97m )

Window to the side.

## Bedroom Three

10' 10" x 8' 5" ( 3.30m x 2.57m )

Window to the side.

## Ensuite

Fitted with a suite comprising low level WC, wash hand basin fitted into vanity unit , separate shower cubicle and obscure glazed window to the side.

## Sitting Room / Bedroom Four

15' 10" x 7' 11" ( 4.83m x 2.41m )

Window to the front.

## Family Bathroom

Fitted with a suite comprising low level WC, wash hand basin fitted into vanity unit with cosmetics mirror above, bath with mixer tap and obscure glazed window to the side.

## Outside

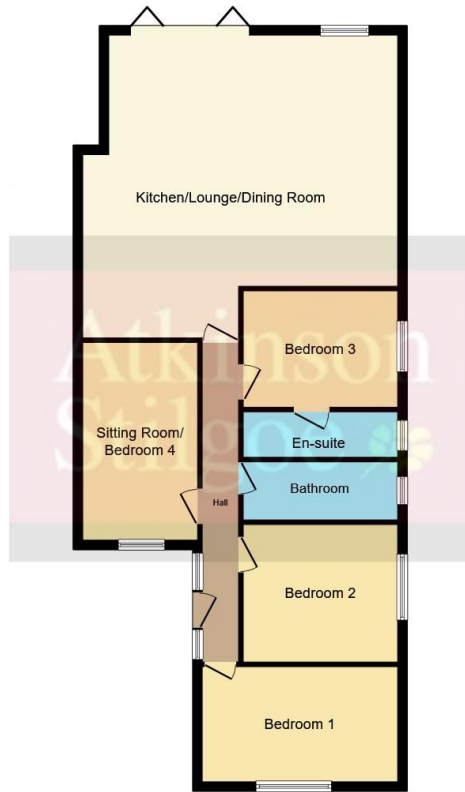
## Front Of Property

To the front of the property there is a driveway providing parking for several vehicles, gated side access.

## Rear Of Property

Enclosed rear garden laid mainly to lawn with patio area.





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](http://www.focalagent.com)

To view this property please contact Atkinson Stilgoe on

**T 01676 535234**  
**E [info@atkinsonstilgoe.co.uk](mailto:info@atkinsonstilgoe.co.uk)**

150 Station Road Balsall Common  
 Solihull CV7 7FF

EPC Rating: C Council Tax  
 Band: E

**view this property online [atkinsonstilgoe.co.uk/Property/BAL106416](http://atkinsonstilgoe.co.uk/Property/BAL106416)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.atkinsonstilgoe.com](http://www.atkinsonstilgoe.com) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BAL106416 - 0007