





Property Description

A lovely four bedroom family home in the heart of Balsall Common, just half a mile from the Outstanding Balsall Common Primary School and Heart of England Secondary. The property sits on a large plot with a four car driveway to the front and a beautiful landscaped garden to the rear. The house itself offers tons of potential, with two bedrooms downstairs and two large bedrooms upstairs, this is the perfect property for anyone; whether a family or someone looking for futureproofing. This lovely home must be viewed to appreciate the size and potential on offer.

Briefly comprising guest cloakroom, study, lounge, dining room, kitchen, four bedrooms and family bathroom, in addition, there is a driveway providing off road parking and enclosed private rear garden.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor, under stair storage .

Guest Cloakroom

Fitted with a suite comprising low-level WC, wash hand basin and obscure glazed window to the side.

Study / Bedroom Four

13' 11" x 9' 11" (4.24m x 3.02m)

Window to the rear.

Lounge

21' 8" x 13' 11" (6.60m x 4.24m)

Window to the side, feature fireplace with electric fire fitted, French doors leading to...

Dining Room / Bedroom Three

13' 11" x 12' 4" (4.24m x 3.76m)

Window to the rear and side

Kitchen

21' 5" x 9' 11" Maximum (6.53m x 3.02m Maximum)

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, space and plumbing for automatic washing machine, space for gas or electric oven, space for fridge freezer, two windows to the side and door to side access.

First Floor Landing

Staircase rising from the hallway, airing cupboard providing storage.

Master Bedroom

21' 11" x 13' 11" (6.68m x 4.24m)

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

Bedroom Two

16' 4" Maximum x 14' (4.98m Maximum x 4.27m)

Fitted wardrobes providing hanging and shelving space, window to the front.

Family Bathroom

Fitted with a white suite comprising low level WC, wash hand basin with mixer tap, bath with power shower over, extractor fan and obscure glazed window to the side.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking for several vehicles and giving direct access to garage, with lawned garden and gated side access.

Rear Of Property

Enclosed private east facing rear garden (not overlooked) with sun dawn till afternoon, laid to lawn with patio area, with mature shrubs and borders.

Garage

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

To view this property please contact Atkinson Stilgoe on

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: D Council Tax
 Band: F

view this property online atkinsonstilgoe.co.uk/Property/BAL106421



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAL106421 - 0004