







## Property Description

A beautiful four bedroom family home in the sought after village of Balsall Common, just a mile from the Outstanding Balsall Common Primary School and Heart of England Secondary. The home even offers potential as a five bedroom; with the converted garage offering downstairs bedroom space with its own ensuite. The property sits in a quiet cul-de-sac and is finished inside to the highest standard inside and out making for the perfect ready-to-occupy home, the property also benefits from CCTV , alarm system, newly fitted carpets to the first floor and a full-length tiled-roof shed to the side of the house for extra storage Briefly comprising entrance hallway, lounge, dining room, kitchen, utility, four bedrooms to the first floor with an addition bedroom/study downstairs with ensuite, and family bathroom. In addition there is a driveway to the front offering off road parking and private rear garden.

## Approach

Front door leads through to:

## Entrance Hallway

Staircase rising to the first floor with solid oak flooring and skirting boards.

## Lounge

11' 1" Maximum x 19' 6" Into bay ( 3.38m Maximum x 5.94m Into bay )

Bay window to the front with shutters, solid oak flooring and skirting boards.

## Dining Room

10' 11" x 8' 10" ( 3.33m x 2.69m )

With solid oak flooring and skirting boards, bifold doors overlooking and leading to garden.

## Kitchen

12' 4" Maximum x 10' ( 3.76m Maximum x 3.05m )

Fitted with a range of Magnet solid wood framed design base and wall mounted units with pull out larder and kidney and complementary work surfaces, sink and drainer unit with mixer tap with water filter fitted, appliances to include Neff double electric oven with five ring gas hob and AEG cooker hood above, integrated full length Miele fridge and freezer, larder shelves, slate tile floor, window to the rear overlooking garden and door through to:

## Utility

6' 9" x 5' 6" ( 2.06m x 1.68m )

Fitted with a range of base and wall mounted units with complementary work surfaces, space and plumbing for automatic washing machine, tumble dryer and dishwasher, door leading to garden.

## Bedroom 5 / Study

16' 3" Into bay x 7' 11" ( 4.95m Into bay x 2.41m )#

Bay window to the front, oak engineered board with underfloor heating, door through to:

## Ensuite

Fitted with a suite comprising level for WC, wash handbasin fitted into vanity unit, shower cubicle, extractor fan, heated towel rail and obscure glazed window to the side.



## First Floor Landing

Staircase rising from the hallway, window to the side, airing cupboard providing hanging and shelving space, loft hatch giving access to boarded roof space.

## Master Bedroom

14' 9" Maximum x 12' 6" Plus wardrobes (4.50m Maximum x 3.81m Plus wardrobes )

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

## Ensuite

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

## Bedroom Two

11' 4" x 9' 6" Maximum ( 3.45m x 2.90m Maximum )

Fitted wardrobes providing hanging and shelving space, two windows to the front with shutters.

## Bedroom Three

10' 3" x 9' 6" ( 3.12m x 2.90m )

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

## Bedroom Four

7' x 5' 7" ( 2.13m x 1.70m )

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

## Family Bathroom

Fitted with a white suite comprising of freestanding WC, wash handbasin, freestanding bath with tower taps, separate shower cubicle, extractor fan and obscure glazed window to the rear with shutters.

## Outside

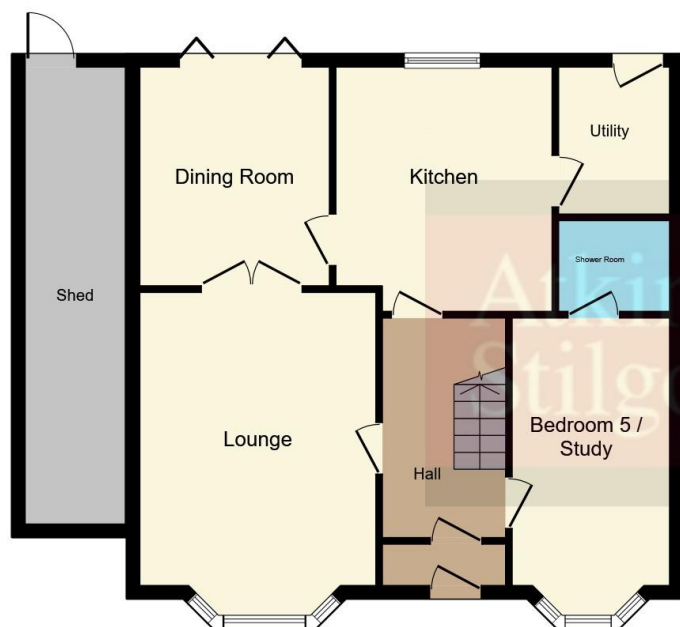
### Front Of Property

To the front of the property there is a driveway providing off road parking and gated rear access.

### Rear Of Property

A lovely private South facing rear garden, not over looked, laid to lawn with decking area and outdoor tap.





**Ground Floor**



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

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EPC Rating: C Council Tax  
 Band: F

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Tenure: Freehold



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