

Atkinson Stilgoe \*\*

Shenstone Drive Balsall Common

# Shenstone Drive Balsall Common CV7 7PG







## **Property Description**

A lovely four bedroom detached family home in the heart of Balsall Common, just half a mile from the Outstanding Balsall Common Primary School and Heart of England Secondary. This home offers a fantastic opportunity for a family looking to settle on the sought after Shenstone Drive and giving them the ability to put their own stamp on this already spectacular home. Briefly comprising, lounge, kitchen with appliances, four bedrooms, family bathroom and upstairs guest cloakroom. In addition there is a driveway providing off road parking for two cars and private rear garden.

### **Approach**

Front door leads through to:

#### **Entrance Hall**

Staircase rising to the first floor.

### Lounge

23' 7" Into bay x 11' 7" ( 7.19m Into bay x 3.53m )

Bay window to the front, feature fireplace with electric fire fitted, patio doors overlooking and leading to garden.

### Kitchen

13' x 8' 6" ( 3.96m x 2.59m )

Fitted with a range of bases and wall mounted units and complementary work surfaces, sink and drainer unit with mixer tap, appliances to include electric oven and grill with flooring, gas hob and cooker hood above, integrated undercounter fridge, space and plumbing for automatic washing machine, Window to the rear overlooking garden and door through to pantry.

### **First Floor Landing**

Staircase rising from the hallway, airing cupboard and loft hatch giving access to part boarded roof space with ladder.

#### **Bedroom One**

11' 10" x 11' 5" ( 3.61m x 3.48m )

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

#### **Bedroom Two**

11' 5" Maximum x 10' 1" ( 3.48m Maximum x 3.07m )

Built-in wardrobes providing hanging and shelving space, window to the front.

#### **Bedroom Three**

8' x 7' 8" ( 2.44m x 2.34m )

Window to the rear overlooking garden.

#### **Bedroom Four**

9' 8" x 6' 2" ( 2.95m x 1.88m )

Built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

# **Family Bathroom**

Fitted with a white suite comprising of low-level WC, wash hand basin, bath with mixer taps and shower over, obscure glazed window to the rear.

# **Separate Toilet**

Low-level WC, window to the rear.

### Outside

# **Front Of Property**

To the front of the property there is a driveway providing off road parking for two cars.

# **Rear Of Property**

Private enclosed rear garden part paved and part lawn with mature shrubs and garden shed.

# Garage

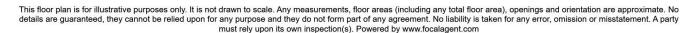
16' x 6' 10" ( 4.88m x 2.08m )

Up and over manual door, light and power, central heating boiler and cold water tap.









To view this property please contact Atkinson Stilgoe on

### T 01676 535234 E info@atkinsonstilgoe.co.uk

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EPC Rating: D Council Tax Band: E

view this property online atkinsonstilgoe.co.uk/Property/BAL106419





Tenure: Freehold





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