





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.





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: E

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



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: BAL106419 - 0004