



Meer Stones Road
Balsall Common CV7 7JD

for sale offers in excess of
£425,000



Property Description

A fantastic four bedroom semi-detached home in the sought after village of Balsall Common, less than a mile from the village centre and Berkswell train station and just half a mile from the Outstanding Balsall Common Primary and Heart of England Secondary.

The property is divided over three stories which allows for fantastic space in the living areas and four bedrooms, with an amazingly spacious open plan kitchen diner, finished to a fantastic specification. The property also benefits from its remaining NHBC warranty.

Briefly comprising guest cloakroom, study, lounge, kitchen/diner, four bedrooms with ensuite to master and family bathroom. In addition, there is driveway to the side of the property providing parking for three cars and giving direct access to garage and enclosed rear garden.

Approach

Front door leads to:

Entrance Hallway

Staircase rising to the first floor, storage cupboard and Amtico flooring.

Guest Cloakroom

Fitted with a suite comprising of low level WC and wash hand basin.

Study

9' 9" x 8' 7" (2.97m x 2.62m)

Window to the front.

First Floor Landing

Staircase rising to the first floor.

Lounge (First Floor)

16' 5" Max x 13' 11" Max (5.00m Max x 4.24m Max)

Two windows to the front.

Kitchen / Diner

18' 6" Max x 16' 5" Max (5.64m Max x 5.00m Max)

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include electric over with four ring gas hob and cooker hood above, integrated dishwasher and fridge freezer, space and plumbing for automatic washing machine, space for dining table, understairs storage cupboard, window to the side with shutters and window and patio doors overlooking and leading to garden.

Second Floor Landing

Airing cupboard housing the water tank and boiler.

Master Bedroom 2nd Floor

16' 5" x 9' 5" (5.00m x 2.87m)

Fitted wardrobes providing hanging and shelving space, vaulted ceiling and window to the front with shutters.

Ensuite

Fitted with a suite comprising of low level WC, wash hand basin, shower cubicle, extractor fan and heated towel rail.

Bedroom Two 1st Floor

14' 4" x 8' 9" (4.37m x 2.67m)

Window to the rear overlooking garden.

Bedroom Three 2nd Floor

13' 8" x 8' 9" (4.17m x 2.67m)

Velux windows and vaulted ceiling.

Bedroom Four

9' x 7' 3" (2.74m x 2.21m)

Velux windows and vaulted ceiling.

Family Bathroom

Fitted with a suite comprising of low level WC, wash hand basin, bath with mixer tap and shower over and shower screen, extractor fan, shaver point, heated towel rail and obscure glazed window to the rear.

Outside

Front Of Property

To the front of the property there is a driveway providing parking for three cars and gated side access.

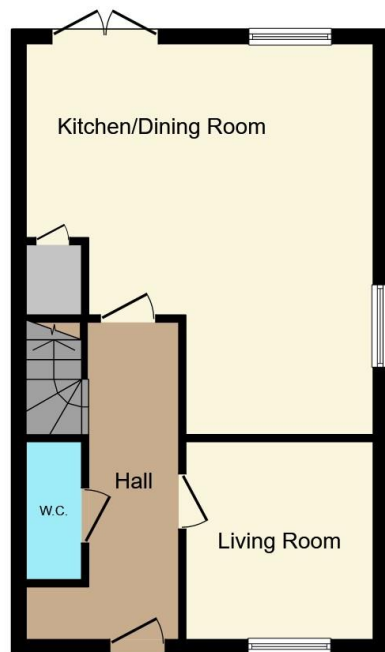
Rear Of Property

Private garden laid mainly to law with paved area and outside tap.

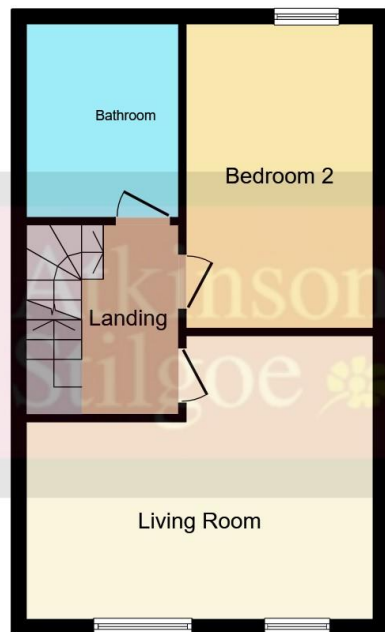
Garage

Fitted with up and over door, light and power and door to the side.

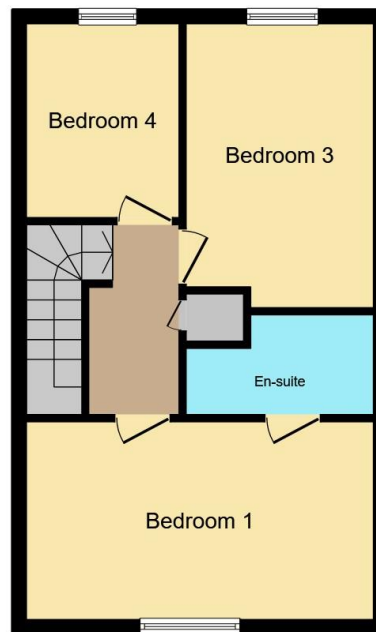




Ground Floor



First Floor



Second 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

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150 Station Road Balsall Common
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EPC Rating: B Council Tax
 Band: F

view this property online atkinsonstilgoe.co.uk/Property/BAL106490

Tenure: Freehold



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