





## Property Description

A beautiful, detached ex-show home including may extras situated in the exclusive development of Elysian Gardens approximately 7 years old with remainder of the NHBC guarantee, comprising open canopy porch, reception hallway, guest cloakroom, lounge, good size living /dining/kitchen, four generous bedrooms, ensuite to master and family bathroom. In addition, there is a garage and driveway and private landscaped garden. Close to countryside walks and outstanding primary school. NO CHAIN

## Approach

Front door leads to canopy porch:

## Reception Hallway

Having staircase rising to the first floor landing, understairs storage cupboard, further storage cupboard and door through to:

## Guest Cloakroom

Fitted with low level WC, wash hand basin, obscure glazed window to the side.

## Lounge

21' 8" x 14' 9" Plus bay ( 6.60m x 4.50m Plus bay )

Double glass panelled doors leading in from the hallway, having three windows to the front and side.

## Living / Dining / Kitchen

21' 8" x 16' 1" ( 6.60m x 4.90m )

Fitted with an extensive range of base and wall mounted units with complementary work surfaces, breakfast bar, integrated appliances to include fridge freezer, five ring hob with cooker hood above and double oven and grill, dishwasher, sink and drainer unit with mixer tap, ample space for dining table, window to the front, double patio doors overlooking and leading to garden.

## First Floor Landing

Staircase rising from the hallway, loft hatch giving access to roof space, window to the rear, airing cupboard housing the hot water tank and providing storage space.

## Master Bedroom

15' 1" x 13' 1" Max ( 4.60m x 3.99m Max )

Having window to the front, built in wardrobes providing hanging and shelving space and door through to:

## En-Suite

Fitted with a white contemporary suite comprising of double shower cubicle with mains shower fitted, low level WC, wash hand basin.

## Bedroom Two

12' 8" Max x 12' ( 3.86m Max x 3.66m )

Having dual aspect windows to the front and side.

## Bedroom Three

12' 8" x 9' 6" ( 3.86m x 2.90m )

With window to the side.

## Bedroom Four

8' 10" x 8' 2" ( 2.69m x 2.49m )

With window to the front.

## Family Bathroom

Fitted with a white suite comprising of bath, low level WC, wash hand basin.

## Outside

### Garage

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

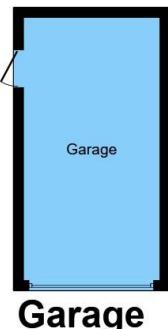
### Front Of Property

Driveway giving access to garage and providing parking to the rear.

### Rear Garden

Enclosed private rear garden landscaped with patio area, gated side access and access to garage.





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)

To view this property please contact Atkinson Stilgoe on

**T 01676 535234**  
**E [info@atkinsonstilgoe.co.uk](mailto:info@atkinsonstilgoe.co.uk)**

150 Station Road Balsall Common  
 Solihull CV7 7FF

EPC Rating: B    Council Tax  
 Band: F

view this property online [atkinsonstilgoe.co.uk/Property/BAL105249](http://atkinsonstilgoe.co.uk/Property/BAL105249)



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](http://www.atkinsonstilgoe.com) | [www.rightmove.co.uk](http://www.rightmove.co.uk) |  
[www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: BAL105249 - 0011