



Stoneton Crescent Balsall Common CV7 7QR

for sale
£575,000



Property Description

A beautifully presented five bedroom family home in the sought-after Balsall Common, just a five minute walk from the outstanding Balsall Common Primary and Heart of England Secondary. Thoughtfully updated, this lovely home is finished to the highest specification, offering anyone a truly turn-key property. With the fifth bedroom being self-contained and having private rear access, this offers great potential for private let, Air BnB or Rent a Room opportunities

Briefly comprising entrance hallway, guest cloakroom, lounge, kitchen diner, utility, one bedroom with ensuite on the ground floor and four further bedrooms to the first floor with ensuite to master, and family bathroom. In addition there is a driveway providing off road parking and private rear garden.

Approach

Entrance porch leads through to front door in turn leading through to:

Entrance Hallway

Staircase rising to the first floor.

Guest Cloakroom

Fitted with a suite comprising of low-level WC, wash hand basin and obscure glazed window to the front.

Lounge

16' 2" into bay x 12' 7" (4.93m into bay x 3.84m)

Bay window to the front.

Kitchen Diner

20' x 15' 7" (6.10m x 4.75m)

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances including two electric ovens, induction hob, fitted dishwasher, wine fridge, space for American style fridge freezer, under stairs storage, roof window and bifold doors leading to garden.

Utility

11' x 7' 7" (3.35m x 2.31m)

Fitted with base and wall mounted units with complementary work surfaces, storage cupboards, stainless steel sink and drainer unit, space and plumbing for washing machine and tumble dryer, wall mounted central heating boiler fitted in 2022, window to the rear and door leading to garden.

Bedroom Five (downstairs)

16' 4" Max x 7' 4" Max (4.98m Max x 2.24m Max)

Window to the front

Ensuite

Fitted with a suite comprising of low-level WC, wash hand basin and separate shower cubicle.

First Floor Landing

Staircase rising from the hallway, roof window and loft hatch given access to boarded roof space with fixed ladders.



Master Bedroom

12' 6" up to wardrobes x 9' 2" (3.81m up to wardrobes x 2.79m)

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

Ensuite

Fitted with a suite comprising of low-level WC, wash hand basin, separate shower cubicle, extractor fan, heated towel rail and obscure glazed window to the rear.

Bedroom Two

13' 3" x 7' 4" (4.04m x 2.24m)

Window to the front.

Bedroom Three

10' 2" x 8' 3" (3.10m x 2.51m)

Window to the front.

Bedroom Four

7' 4" x 6' 11" (2.24m x 2.11m)

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

Family Bathroom

Fitted with a white suite comprising of low-level WC, wash hand basin and fitted vanity unit, L-shaped bath with shower over, extractor fan and obscure glazed window to the rear.

Outside

Front Of Property

To the front of the property there is a driveway providing parking for two cars, lawned area, gated side access to both sides and a shed.

Rear Of Property

Private garden laid to lawn with decking area and garden shed.





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: Council Tax
 Awaited Band: F

view this property online atkinsonstilgoe.co.uk/Property/BAL106515

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: BAL106515 - 0003

