





Property Description

A lovely three bedroom family home, conveniently situated near the centre of the sought-after village of Balsall Common; just a five minute walk from local amenities and only a mile from the outstanding Balsall Common Primary and Heart of England Secondary. Having been thoughtfully extended and updated, this spacious property offers the perfect turn-key home for anyone looking to make the most of village life. Briefly comprising entrance hallway, study, lounge, kitchen diner, utility incorporating guest cloakroom, one ground floor bedroom with underfloor heating, two further bedrooms upstairs and family bathroom. In addition, there is a driveway providing off road parking and a private rear garden.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor.

Study

7' 6" x 6' 6" (2.29m x 1.98m)

Lounge

15' 2" x 14' In to bay (4.62m x 4.27m In to bay)

Box Bay window to the front with feature window seat, feature fireplace with log burner fitted and exposed brickwork.

Kitchen / Diner

22' 11" Max x 19' Max (6.99m Max x 5.79m Max)

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include electric oven and grill with... Hub and cooker hood above, dishwasher, integrated fridge, space for freezer, window and patio door to the rear overlooking and leading to garden.

Utility / Guest Cloakroom

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, storage cupboards, low levels of WC, wash hand basin and obscure glaze window to the rear.

First Floor Landing

Staircase rising from the hallway, air-conditioning unit, window to the side and loft hatch giving access to boarded roof space with ladder.

Bedroom One

15' 3" Max x 11' 1" Max (4.65m Max x 3.38m Max)

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

Bedroom Two

11' 7" In to bay x 10' 3" (3.53m In to bay x 3.12m)

Bay window to the front.

Bedroom Three (Ground Floor)

12' x 7' 2" (3.66m x 2.18m)

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

Family Bathroom

Fitted with a suite comprising of low-level WC, wash hand basin with mixer tap, bath with mixer taps and shower over and extractor fan.

Outside

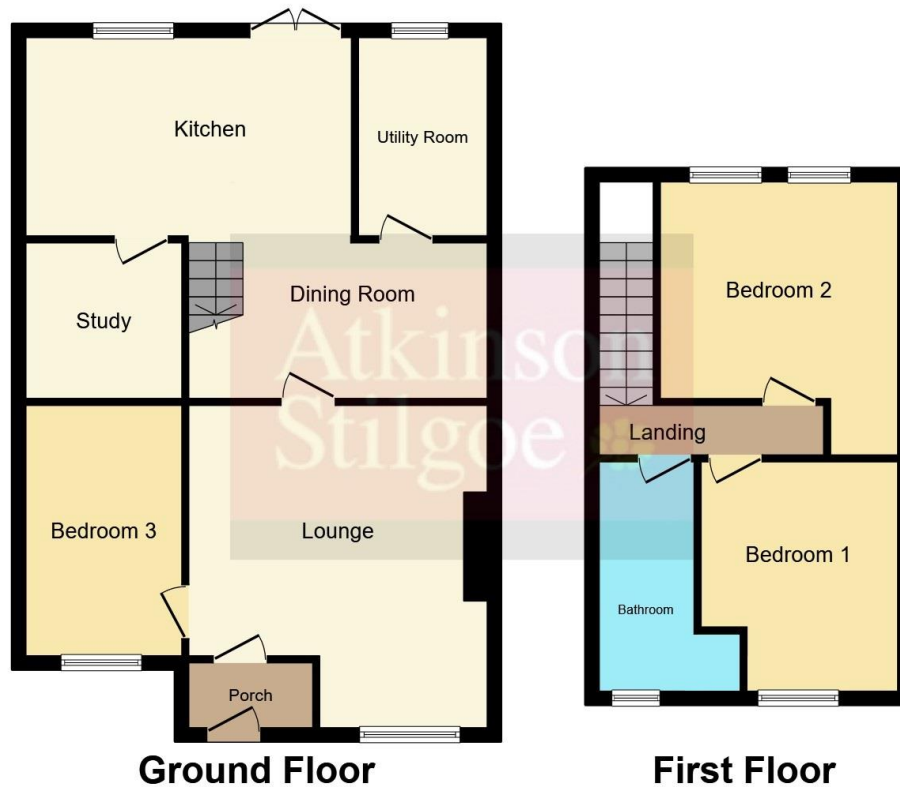
Front Of Property

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

Rear Of Property

Private rear garden laid to lawn with patio area, pergola and storage 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

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EPC Rating: C Council Tax
 Band: D

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Tenure: Freehold



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