







## Property Description

A charming three bedroom home situated in a quiet cul-de-sac, in sought-after Balsall Common, this delightful home offers a perfect blend of comfort, space, and convenience, ideal for families and professionals alike. This property is within close proximity to local schools, public transport, and village amenities. Balsall Common is renowned for its community spirit, excellent schooling, and easy access to Solihull, Coventry, and major transport links. Briefly comprising entrance hallway, lounge, kitchen with appliances, conservatory, three good size bedrooms and family bathroom, in addition there is a driveway providing off road parking and giving direct access to garage and private south facing rear garden.

## Approach

Front door leads through to:

## Entrance Hallway

Staircase rising to the first floor, storage cupboard understairs.

## Lounge

19' x 10' 6" ( 5.79m x 3.20m )

Window to the rear, patio doors leading to conservatory.

## Kitchen

12' 5" x 7' 5" ( 3.78m x 2.26m )

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven and grill with induction hob, space and plumbing for automatic washing machine, space for fridge freezer and window to the front.

## Conservatory

9' 10" x 8' 10" ( 3.00m x 2.69m )

Constructed of UPVC and brick, door leading to garden.

## First Floor Landing

Staircase rising from the hallway.

## Bedroom One

12' x 10' 10" ( 3.66m x 3.30m )

Window to the rear overlooking garden.

## Bedroom Two

12' 5" x 8' 9" ( 3.78m x 2.67m )

Window to the front.

## Bedroom Three

10' 9" x 6' 9" ( 3.28m x 2.06m )

Window to the rear overlooking garden.

## Family Bathroom

Fitted with a suite comprising of low level WC, wash hand basin with mixer tap, bath, separate shower cubicle and obscure glazed window to the front.



## Outside

### Front Of Property

To the front of the property there is a block paved driveway providing off road parking and giving direct access to garage.

### Rear Garden

Private south facing rear garden laid to lawn with paved area and shed.

### Garage

16' 3" x 7' 11" ( 4.95m x 2.41m )

Up and over door.





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)

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

150 Station Road Balsall Common  
 Solihull CV7 7FF

EPC Rating: F Council Tax  
 Band: D

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Tenure: Freehold



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