





Property Description

A traditional detached family property situated within walking distance of Balsall Common Village Centre, local train station, Outstanding Primary School, Heart of England Secondary School and Sixth Form College, shops, amenities parks and tennis courts. Briefly comprising of entrance porch, reception hallway, guest cloakroom, recently fitted breakfast kitchen, utility room, lounge/dining room, conservatory, three double bedrooms, family bathroom, under floor heating throughout ground floor (excluding conservatory) and to bathroom and shower room, aluminium double glazed windows with integral blinds, garden and driveway.

Entrance Porch

With door leading through to:

Reception Hallway

Dog leg staircase rising to the first floor landing; understairs storage cupboard, door leading through to guest cloakroom.

Guest Cloakroom

Villeroy and Boch fitted cloakroom suite comprising of wall hung WC and wash hand basin.

Breakfast Kitchen

14'8" x 13'4" (4.47m x 4.08m)

Recently refitted with a range of dove grey gloss fronted base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, large central island unit with induction hob and cooker hood above, breakfast bar, electric oven and grill with built in microwave, fridge freezer, integrated dishwasher, tiled floor with underfloor heating, windows to the front and rear.

Utility

15' 6" x 5' 7" (4.72m x 1.70m)

Having space and plumbing for automatic washing machine and tumble dryer, built in storage units, door to the rear leading to garden and door through to integral garage.

Lounge

22' 8" x 14' 10" Max (6.91m x 4.52m Max)

Dual aspect windows to the front and rear, bamboo flooring, open plan to dining area.

Conservatory

16' 2" x 8' (4.93m x 2.44m)

UPVC double glazed windows; door to the rear leading to garden.

Stairs To First Floor Landing

Dog leg staircase rising to first floor landing, large feature window to the rear, loft hatch giving access to roof space. understairs storage cupboard.

Master Bedroom

14' 10" Into wardrobes x 12' 2" Max (4.52m Into wardrobes x 3.71m Max)

Window to the front.

Bedroom Two

14' 10" x 11' 6" (4.52m x 3.51m)

Two windows to the front; further window to the rear.

Bedroom Three

10' x 11' 5" (3.05m x 3.48m)

Dual aspect windows to the rear and the side.

Bathroom

Recently re-fitted with a white contemporary suite comprising of bath with main shower over and glass screen, wall hung wash hand basin with mixer tap, ceramic tiling, underfloor heating and window to the front.

Shower Room

Recently re-fitted with a contemporary suite including wall hung WC, wash hand basin with mixer tap, walk-in shower cubicle with main shower fitted, ceramic tiling, underfloor heating and obscure glazed window to the rear.

Integral Garage

16' x 9' 3" (4.88m x 2.82m)

Fitted with up and over door, lighting power.

Outside

Laid to lawn gardens to side with area to rear laid to lawn with shed, cold water tap, shrubs and borders, driveway giving 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

To view this property please contact Atkinson Stilgoe on

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directions to this property:

From the Atkinson Stilgoe car park turn right into Station Road and cross over island.

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106593



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