



Stoneton Crescent Balsall Common CV7 7QR

for sale
£550,000



Property Description

An immaculately presented extended four-bedroom detached house on Stoneton Crescent, Balsall Common, offering generous family living across two floors with contemporary finishes and flexible reception space. The ground floor features a spacious lounge with plenty of natural light, an attractive kitchen and dining room with an extended sun room to the rear making a perfect family area. A separate study provides a quiet workspace with a useful utility area to complete the layout. On the first floor, a master bedroom benefits from a stylish en-suite, three further well-proportioned bedrooms and a modern family bathroom provide comfortable accommodation for family and guests. The property sits on an excellent plot with an enclosed rear garden, patio seating area ideal for entertaining, driveway parking for three cars and integral shortened garage. High-quality fixtures, neutral decor and thoughtful storage throughout make this home move-in ready.

Approach

Front door leads through to:

Entrance Hallway

Having staircase rising to the first floor, Karndean flooring, door through to:

Guest Cloakroom

Fitted with a suite comprising of low level WC, wash hand basin fitted into vanity unit, part tiled, obscure glazed window to the front.

Lounge

16' 7" Into bay x 11' 3" Max (5.05m Into bay x 3.43m Max)

Light and airy room with bay window to the front, feature fireplace with electric fire fitted, vertical radiator, Karndean flooring, door through to:

Dining Room

11' 6" x 10' 1" (3.51m x 3.07m)

With ample space for family dining table, leading through to:

Sun Room

12' 2" x 12' 2" (3.71m x 3.71m)

The room features a rear-facing window with views of the garden, and side patio doors that not only overlook the garden but also provide direct access to the outdoor space. Additionally, two Velux windows in the roof space flood the room with natural light, enhancing its airy and spacious feel, finished with Karndean flooring.

Kitchen

12' 3" x 10' 11" Max (3.73m x 3.33m Max)

Fitted with a range of base and wall-mounted units, all topped with complementary worksurfaces that provide ample preparation space. A stainless steel sink and drainer unit with a modern mixer tap sits beneath a rear-facing window, filling the room with natural light. The kitchen is equipped with high-quality appliances, including, Rangemaster electric oven with a 6-ring gas hob with cooker hood above, Integrated dishwasher and fridge freezer, vertical radiator, direct access to the utility room via a convenient internal door.

Study And Utility

Radiator and door to the side, space and plumbing for automatic washing machine, newly fitted boiler.

First Floor Landing

Staircase rising from the hallway, loft hatch giving access to roof space.

Master Bedroom

15' 8" into wardrobes x 9' 5" (4.78m into wardrobes x 2.87m)

Fitted wardrobes providing hanging and shelving space, two windows to the front, door through to:

Ensuite

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, level access shower with twin shower heads, extractor fan and heated towel rail.

Bedroom Two

12' 6" x 9' 1" (3.81m x 2.77m)

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

Bedroom Three

10' 1" x 9' 2" (3.07m x 2.79m)

Built in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Bedroom Four

10' 2" x 7' 4" (3.10m x 2.24m)

Window to the rear overlooking garden.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, bath with shower over and shower screen, cosmetics mirror, extractor fan, heated towel rail and obscure glazed window to the rear.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking for three cars, EV charging point, security bollards and gated side access to the rear.

Rear Garden

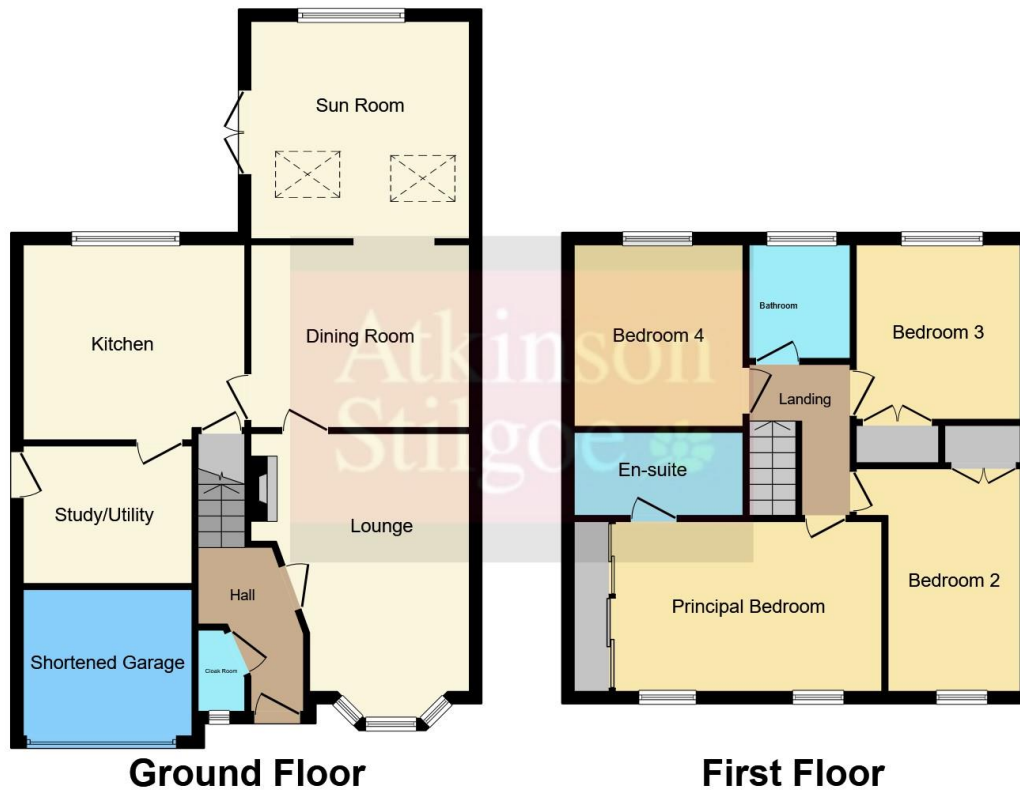
Private rear garden laid to lawn with patio area, two cold water taps and side gate leading to the front.

Garage

8' 3" x 8' 1" (2.51m x 2.46m)

Shortened garage with up and over door, light and power and cold water tap.





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: F

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Tenure: Freehold



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