





Property Description

Nestled in the heart of Balsall Common, Arden Close offers a delightful blend of comfort, space, and convenience. This beautifully presented three-bedroom terraced home is located in a quiet cul-de-sac, ideal for families and professionals seeking a tranquil lifestyle with easy access to local amenities. Situated within walking distance of highly rated schools, shops, and public transport links, this home benefits from Balsall Common's strong community spirit and excellent connectivity to Solihull, Coventry, and major transport routes including the Berkswell railway station. Briefly comprising entrance hallway, lounge/diner, kitchen, utility, three bedrooms and family bathroom. In addition, there is a driveway providing off road parking and giving direct access to garage and private south facing garden.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor, oak flooring and storage cupboard.

Lounge / Diner

19' 1" x 17' 3" (5.82m x 5.26m)

Light and airy lounge, feature fireplace with electric fire fitted, window to the rear, two further Velux windows, newly carpeted, patio doors overlooking and leading to garden.

Kitchen

12' 4" x 7' 11" (3.76m x 2.41m)

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 cooker hood above, space and plumbing for dishwasher and space for undercounter fridge and freezer, window to the front.

Utility

7' 8" x 6' 5" (2.34m x 1.96m)

Fitted with base units and complementary work surfaces, ceramic sink with mixer tap, space and plumbing for automatic washing machine and tumble dryer and WC.

First Floor Landing

Staircase rising from the hallway.

Bedroom One

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

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

Bedroom Two

10' 1" x 8' 6" (3.07m x 2.59m)

Window to the front.

Bedroom Three

10' 11" x 6' 10" (3.33m x 2.08m)

Window to the rear overlooking and leading to garden.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, shower cubicle with electric shower fitted, cupboard housing central heating boiler, obscure glazed window to the front.

Outside

Rear Garden

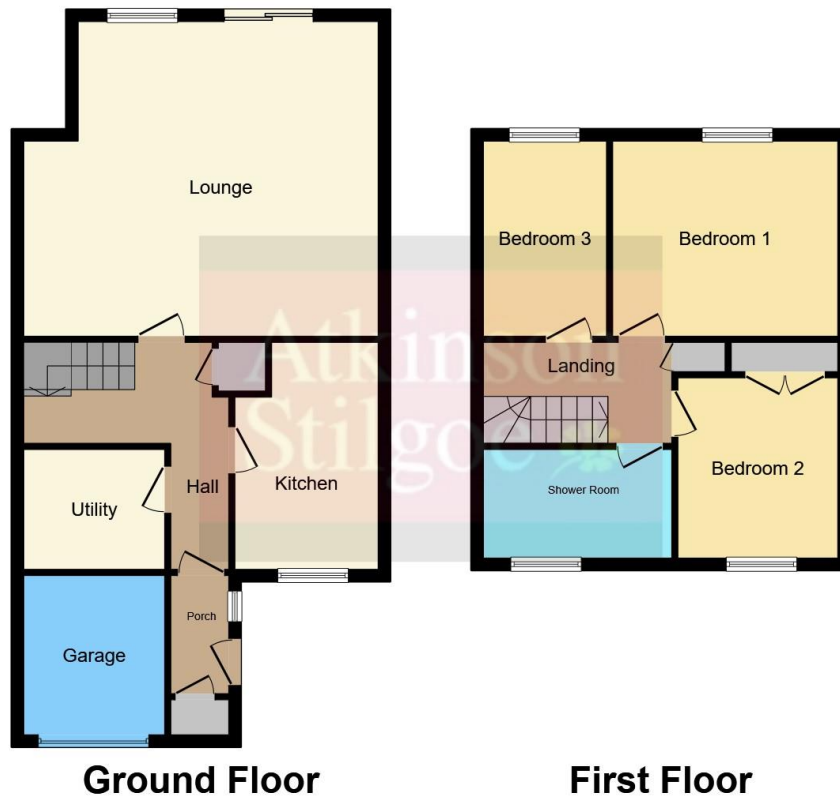
Private garden laid to lawn with patio area, mature trees, shrubs and borders, gated rear entry to passage.

Garage

9' 6" x 7' 9" (2.90m x 2.36m)

Up and over door, light and power.





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

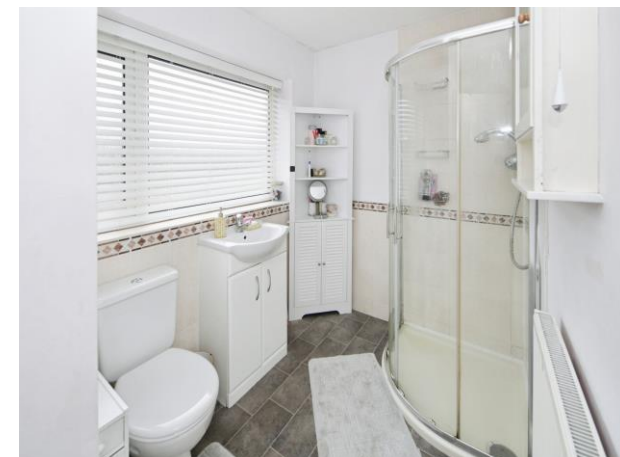
To view this property please contact Atkinson Stilgoe on

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: D Council Tax
 Band: D

view this property online atkinsonstilgoe.co.uk/Property/BAL106556



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: BAL106556 - 0002