



Atkinson  
Stilgoe 

Kenilworth Road  
Balsall Common



## Property Description

A beautifully appointed five-bedroom detached home offering luxury living across three spacious storeys, set behind a gated driveway with a generous garden and patio. Nestled in the heart of Balsall Common, this modern and highly specified property combines elegant design with practical family living. The home features two reception rooms, conservatory, five bedrooms, three with en-suites and family bathroom ensuring both comfort and privacy. The interiors are beautifully presented throughout, showcasing high-quality finishes and a contemporary aesthetic along with underfloor heating throughout the ground floor. The gated driveway leads to a wide garage, offering ample parking and storage space. The rear garden features a private lawn and patio area, ideal for entertaining or relaxing outdoors. The property sits on a generous plot, providing both space and seclusion, while being just a short walk from village shops and local amenities.

## Approach

Front door leads through to:

## Entrance Hallway

Staircase rising to the first floor, solid oak flooring.

## Guest Cloakroom

Fitted with a white suite comprising of low level WC, wash hand basin, underfloor heating, obscure glazed window to the side.

## Lounge

17' 7" x 11' 9" ( 5.36m x 3.58m )

Window to the side, solid oak flooring with underfloor heating, feature fire place with electric fire fitted, French door to the side leading to conservatory.



## Sitting Room

14' 6" Into bay x 10' 9" ( 4.42m Into bay x 3.28m )

Front-facing bay window, solid oak flooring and underfloor heating.

## Kitchen

15' 4" x 9' 5" ( 4.67m x 2.87m )

Fitted with a range of base and wall mounted white gloss units with complementary granite work surfaces, stainless steel sink unit with mixer tap, appliances to include Range style electric oven with six ring gas hob with cooker hood above, integrated dishwasher, microwave, wine fridge and 70/30 fridge freezer, underfloor heating, window to the rear and door to the side.

## Conservatory

12' 11" x 8' 5" ( 3.94m x 2.57m )

Constructed of UPVC and brick, ceiling fan, tiled flooring with underfloor heating, fitted blinds, roof window and door to patio.

## First Floor Landing

Staircase rising from the hallway.

## Master Bedroom

21' 2" Max x 16' 3" ( 6.45m Max x 4.95m )

Located on the 2nd floor having fitted wardrobes providing hanging and shelving space, dressing area, windows to the front with additional velux window to the rear, storage into the eaves and vaulted ceiling, door through to:

## Ensuite

17' 3" x 7' 10" ( 5.26m x 2.39m )

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, bath with mixer taps, separate shower cubicle fitted with jet shower, heated towel rail and velux window to the rear.

## Bedroom Two

13' 9" x 11' 3" ( 4.19m x 3.43m )

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

## Ensuite

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

## Bedroom Three

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

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

## Ensuite

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, shower cubicle with twin shower heads, with waterfall, and jets, extractor fan and window to the side.

## Bedroom Four

13' 3" x 10' 3" ( 4.04m x 3.12m )

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

## Bedroom Five / Study

10' 4" x 9' 7" ( 3.15m x 2.92m )

Fitted with office furniture, two desks, drawer unit, filing cabinet, three book cases and window to the rear.

## Family Bathroom

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

## Outside

## Front Of Property

Gated private road leads to block paved driveway providing off road parking for four cars, with gated side access.

## Rear Of Property

Private rear garden laid mainly to law with patio area, shrubs, trees and borders.

## Double Garage

16' 1" x 11' ( 4.90m x 3.35m )

Automatic roller door, light and power, wall hung central heating boiler and water tank.

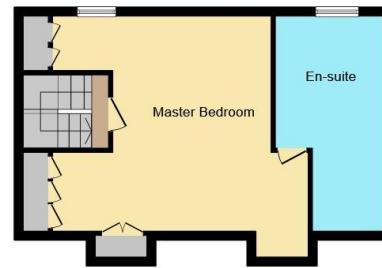




**Ground Floor**



**First Floor**



**Second Floor**

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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EPC Rating: C    Council Tax  
 Band: F

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Tenure: Freehold



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Property Ref: BAL106373 - 0007