



Drybrooks Close Balsall Common CV7 7PY

for sale
£450,000



Property Description

A beautifully presented four-bedroom detached property located in a peaceful cul-de-sac on the highly desirable Kemps Green development. This spacious family home is within walking distance of an outstanding primary school, local shops, train station, and other amenities. Briefly comprising breakfast kitchen, lounge/dining room, guest cloakroom, family bathroom, private rear garden, single garage and driveway providing off-road parking.

Approach

The property is approached by a canopied porch leading to part glazed front door in turn leading into:

Reception Hallway

Staircase to first floor, understairs storage cupboard, door leading into:

Lounge / Dining Room

20' 1" x 11' 8" Max (6.12m x 3.56m Max)

UPVC double glazed window overlooking rear garden, matching French doors and two side windows, feature fireplace with gas fire fitted.

Breakfast Kitchen

15' 3" x 10' 4" (4.65m x 3.15m)

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer with mixer tap, Built in electric oven with hob and cooker hood above, integrated fridge/freezer and dishwasher, UPVC double glazed window to the side, tiled floor, ample space for dining table and chairs, UPVC double glazed leaded light window to the front, UPVC part glazed door leading to the side and wall mounted central heating boiler.

Guest Cloakroom / Utility

Fitted with a white suite comprising of low level WC, wall mounted wash hand basin, wall mounted storage cupboard and cloaks hooks, obscure UPVC double glazed window to the front.

Dog Leg Staircase To Landing

UPVC double glazed feature window to the side, door leading to:

Bedroom One

12' x 11' 5" (3.66m x 3.48m)

UPVC double glazed window overlooking rear garden.

Bedroom Two

10' 6" Max x 10' 2" Max narrowing to 8' 1" (3.20m Max x 3.10m Max narrowing to 2.46m)

UPVC double glazed window to the front, one fitted cupboard providing shelving.

Bedroom Three

10' 2" Max x 9' 5" Max (3.10m Max x 2.87m Max)

UPVC double glazed window to the front, access to loft space.

Bedroom Four

11' 10" into doorwell inc wardrobes narrowing to 8' 2" x 8' 5" (3.61m into doorwell inc wardrobes narrowing to 2.49m x 2.57m)

UPVC double glazed window to the rear, double built-in wardrobes providing hanging and shelving space.

Family Bathroom

Fitted with a whit suite comprising of low level WC, wash hand basin fitted into vanity unit, double walk-in shower, airing cupboard, tiled flooring and obscure UPVC double glazed window to the side.

Single Garage

Being attached to garage next door, up and over door.

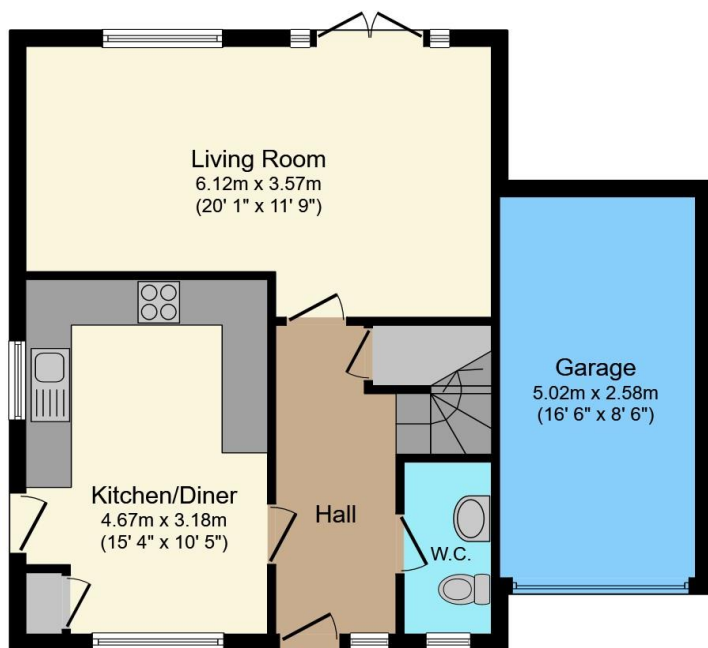
Front Of Property

Driveway providing off road parking and giving direct access to garage.

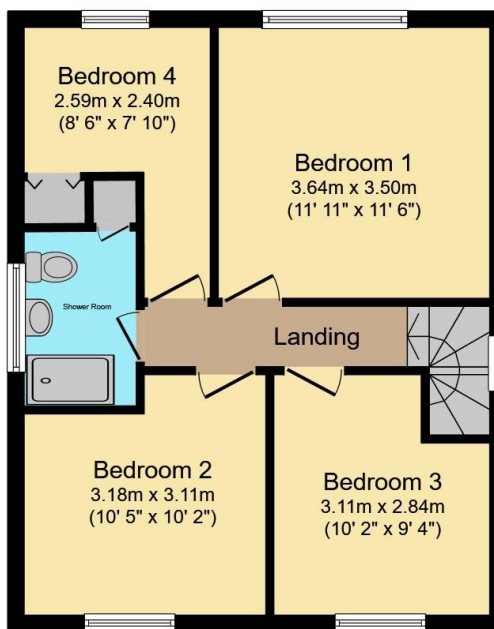
Rear Of Property

Wooden built shed for storage to the side, laid to lawn with patio area, mature trees, shrub and borders.





Ground Floor



First Floor

Total floor area 108.2 m² (1,164 sq.ft.) approx

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.propertybox.io



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EPC Rating: C Council Tax
Band: E

view this property online atkinsonstilgoe.co.uk/Property/BAL106637



Tenure: Freehold



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