





# Rushton Close Balsall Common CV7 7PA

for sale  
**£550,000**



## Property Description

Located in the sought-after village of Balsall Common, this distinguished detached home on Rushton Close offers an ideal combination of modern convenience and community charm. The property is approached via a private block-paved driveway and features an inviting open canopy porch. A solid wood front door opens into a bright and spacious entrance hall, elegantly finished with ceramic tiled flooring. Briefly comprising entrance hallway, guest cloakroom, lounge, kitchen/diner, utility, four double bedrooms with ensuite to master and family bathroom, in addition, there is a driveway to the front offering off road parking for four cars and giving direct access to garage and private rear garden.

## Approach

Front door leads through to:

## Entrance Hallway

Staircase rising to the first floor, tiled flooring.

## Guest Cloakroom

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

## Lounge

Light and airy room, large window to the front with shutters, laminate flooring.

## Kitchen / Diner

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include electric oven with combination grill and microwave, three ring induction hob with cooker hood above, integral fridge freezer, built in coffee machine, space and plumbing for dishwasher, cupboard housing central heating boiler, ample space for dining table, patio doors and window to the rear overlooking and leading to garden, and door to the side.

## Utility

Base and wall mounted units with complementary work surfaces, stainless steel sink with mixer tap, space and plumbing for automatic machine and tumble dryer.

## First Floor Landing

Staircase rising from the hallway.

## Bedroom One

Bespoke fitted wardrobes providing hanging and shelving space, window 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, separate shower cubicle, extractor fan, heated towel rail and Porcelanosa tiled floor.

## Bedroom Two

Window to the front.

## Bedroom Three

Window to the rear overlooking garden.

## Bedroom Four

Window to the rear, loft hatch giving access to roof space.

## Family Bathroom

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

## Roof Space

Multiple access points leading to a part-converted loft offering potential and space for a full conversion, carpeted with storage heaters, light and power.

## Outside

### Front Of Property

To the front of the property there is a driveway providing off road parking for four cars and giving direct access to garage, lockable gated side access to both sides and lockable storage cupboard.

### Rear Of Property

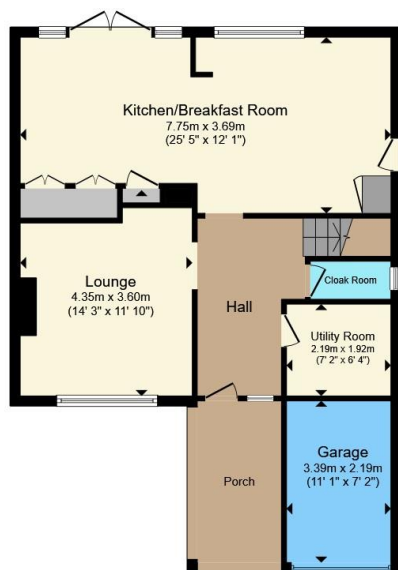
Private rear garden laid to lawn with patio and decking area.

## Garage

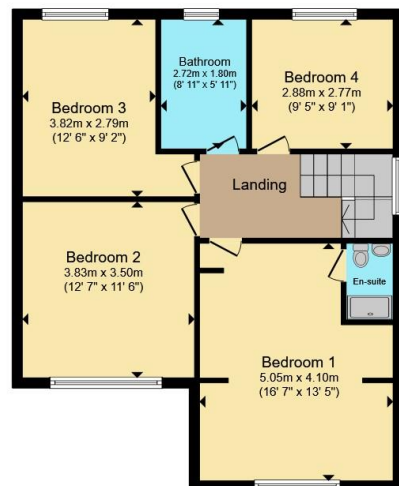
Up and over door, light and power.



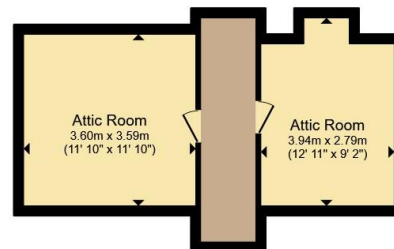




**Ground Floor**



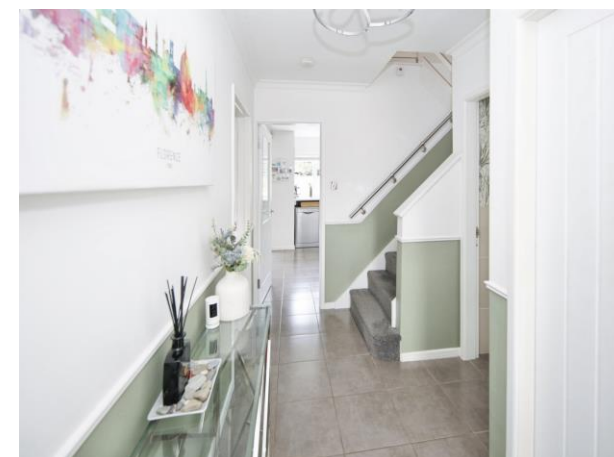
**First Floor**



**Outbuilding**

Total floor area 168.4 m<sup>2</sup> (1,813 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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Property Ref: BAL106678 - 0002