





Property Description

A beautifully extended and thoughtfully updated four-bedroom detached home, offering generous family living in Balsall Common; just a stone's throw from the Outstanding Balsall Common Primary School. The property blends contemporary finishes with practical family-focused layout, delivering bright, flexible spaces across two floors and a private, landscaped rear garden. Ideal for growing families or those who love to entertain, this home balances comfort, style, and convenience.

Briefly comprising guest cloakroom, lounge, dining room, kitchen, utility, four bedrooms with ensuite to master and family bathroom, in addition, there is a private rear garden and driveway providing off road parking.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor, understairs storage cupboard, Karndean flooring.

Guest Cloakroom

Fitted with a suite comprising of low level WC, wash hand basin and obscure glazed window to the front.

Lounge

Bay window to the front, Karndean flooring.

Dining Room

Karndean flooring, patio doors leading to garden.

Kitchen

Fitted with a range of base and wall mounted units with complimentary Quartz work surfaces, double stainless steel sink unit with mixer tap, appliances to include electric oven and grill with microwave and four ring gas hob with cooker hood above, integrated dishwasher, space for American style fridge freezer, Karndean flooring, bi-fold doors to the rear and door through to:

Utility

First Floor Landing

Staircase rising from the hallway, porthole window to the rear, airing cupboard providing shelving space, loft hatch giving access to boarded roof space with ladder.

Bedroom One

Built-in 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, bath with mixer tap, separate shower cubicle, extractor fan, heated towel rail and obscure glazed window to the side.

Bedroom Two

Fitted wardrobes providing hanging and shelving space, two windows to the rear overlooking garden.

Bedroom Three

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

Bedroom Four

Window to the rear overlooking garden.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin, bath with mixer tap and shower head, separate shower cubicle, extractor fan, obscure glazed window to the side.

Outside

Front Of Property

To the front of the property there is a lawned garden an driveway providing off road parking for two cars and giving direct access to garage, and gated side access to rear garden.

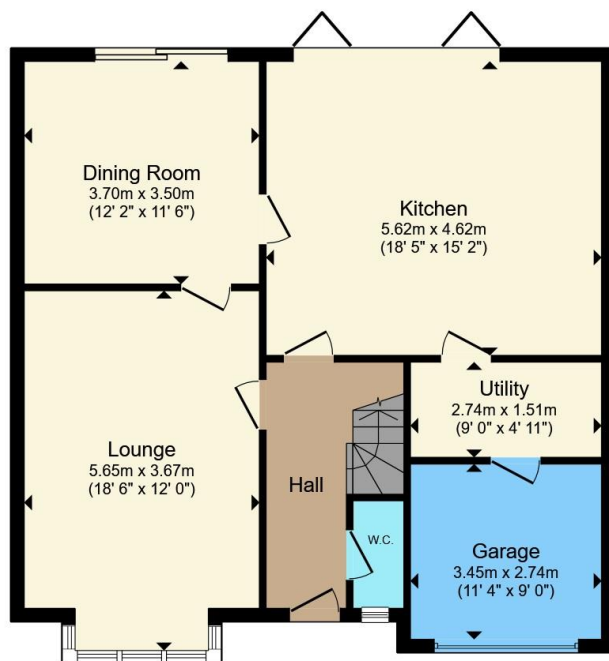
Rear Of Property

Private garden with patio and decking area.

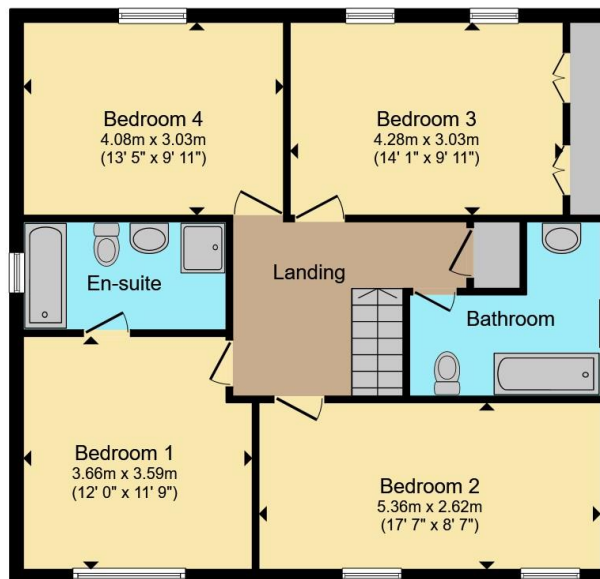
Garage

With up and over door, light and power.





Ground Floor



First Floor

Total floor area 158.3 m² (1,704 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



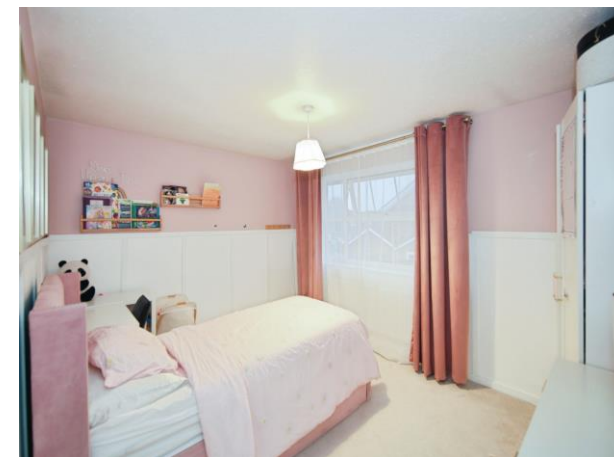
To view this property please contact Atkinson Stilgoe on

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EPC Rating: C Council Tax
 Band: F

view this property online atkinsonstilgoe.co.uk/Property/BAL106640



Tenure: Freehold



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