





Property Description

A substantial and beautifully presented four bedroom detached family home located on the sought-after Meeting House Lane in the heart of Balsall Common. Just a two minute walk to the shops and local amenities and benefiting from being a short distance to the Outstanding Balsall Common C of E Primary School and Heart of England Secondary. This property combines generous living space, numerous reception rooms, an impressive open-plan kitchen/dining area, four fantastic sized bedrooms and a large converted loft space. In addition, there is a driveway providing off road parking for four cars, private rear garden, garden and garage.

Approach

Front door leads through to:

Entrance Hallway

Guest Cloakroom

Fitted with a white suite comprising of low level WC, wash hand basin and heated towel rail.

Study

Oak flooring and window to the side.

Lounge

Oak flooring and bay window to the front.

Kitchen / Diner / Family Room

Fitted with base and wall mounted units with complementary quartz work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include electric oven with grill and combination microwave and four ring induction hob with cooker hood above, integrated dishwasher, fridge freezer, window and door to the rear overlooking and leading to garden, ample space for dining table or sofa.

Utility

Fitted with base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine, door to the side.

First Floor Landing

Staircase rising from the hallway, loft hatch giving access to loft room.

Master Bedroom

Two 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 with mixer tap, level access shower, extractor fan and heated towel rail.

Bedroom Two

Built in wardrobes providing hanging and shelving space and window to the front.

Bedroom Three

Built in wardrobes providing hanging and shelving space and window to the rear overlooking garden.

Bedroom Four

Built in wardrobes providing hanging and shelving space and window to the rear overlooking garden.

Loft Room

Having three Velux windows, two electric heaters, large storage cupboard and vinyl flooring.

Outside

Front Of Property

To the front of the property there is a driveway providing parking for four cars, with lawned garden and side access to rear.

Rear Of Property

Private South-west facing garden laid to lawn with patio area.

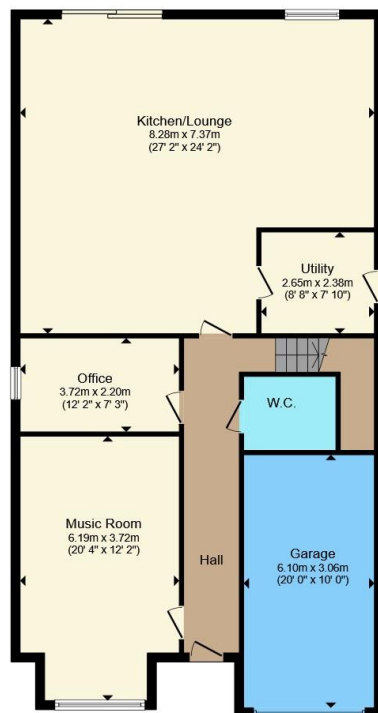
Garden Room

Insulated garden room with floor length windows.

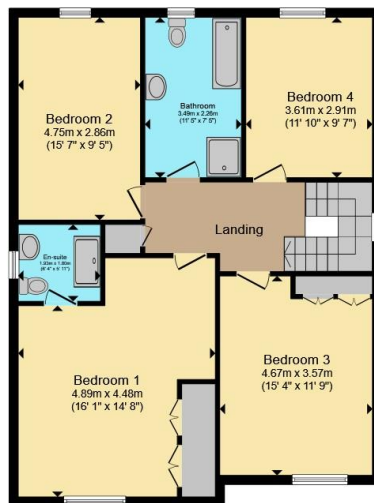
Garage

With automatic roller door, light and power.





Ground Floor



First Floor

Total floor area 220.6 m² (2,375 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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150 Station Road Balsall Common
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EPC Rating: B Council Tax
 Band: G

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106658



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