





Property Description

A three-bedroom semi-detached bungalow set in a peaceful and sought-after location, featuring a generous and private rear garden. The accommodation includes an entrance porch, welcoming reception hallway, spacious lounge, bright conservatory, fitted kitchen and utility area. There are three good-sized bedrooms, a family bathroom, attractive gardens to the front and rear, and a garage.

Approach

Front door leads through to enclosed porch in turn leading through to:

Entrance Hallway

Parquet flooring, cupboard housing newly fitted Worcester Bosch boiler with 10 year guarantee and separate additional storage cupboard with deep shelving, Loft access, partly boarded, with retractable ladder, and storage.

Lounge

Bay window to the rear, feature fireplace with electric fire fitted into chimney breast, door leading to:

Conservatory

UPVC double glazed, French doors leading to rear garden, ceramic tiled flooring, radiator.

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, oven cooker hood, space for fridge and separate freezer, ceramic tiled flooring, door through to:

Utility Area

Sink unit with mixer tap, fitted storage cupboard, plumbing for automatic washing machine and dishwasher, space for tumble drier and other utilities, UPVC door to front and rear, ceramic tiled flooring, separate toilet with deep shelving within.

Bedroom One

Fitted wardrobes providing hanging and shelving space, fitted chest of drawers, two bedside cabinets, window to the front.

Bedroom Two

Wash hand basin fitted into vanity unit, window to the rear.

Bedroom Three

Window to the front.

Bathroom

Fitted with a suite comprising of low level WC, wash hand basin fitted into vanity unit, large walk-in shower with electric shower fitted, extractor fan, shaver point and obscure glazed window to the side.

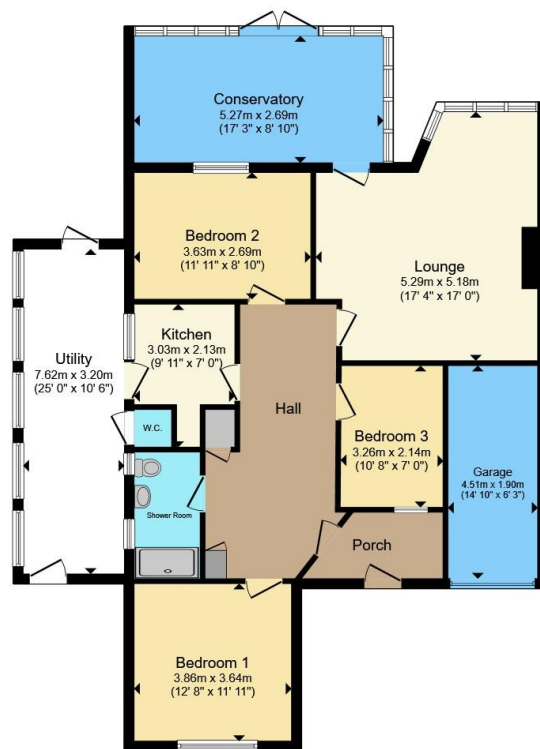
Gardens

Private established rear garden with raised patio area with steps leading down to lawn surrounded by shrubs, further paved area ideal for storage/play area having a timber shed and greenhouse.

Garage

With power, work units and radiator.





Total floor area 102.9 m² (1,108 sq.ft.) approx

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150 Station Road Balsall Common
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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