



Old Waste Lane, Balsall Common Coventry

burchell
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Property Description

This detached freehold house comprises of: large driveway; entrance hallway; through lounge diner; additional living room; breakfast kitchen; utility room; downstairs W.C; garage; conservatory; first floor landing; four bedrooms; master ensuite and walk in dressing room; family bathroom; large landscaped garden to rear.

Entrance Porch

Double glazed door to front elevation, double glazed windows to front and side elevations and tiled flooring.

Guest W.C

W.C, wash hand basin and tiled flooring.

Living Room

14' 9" into bay x 15' 7" (4.50m into bay x 4.75m)
Double glazed bay window to front elevation, central heating radiator, gas fire place and built in under stairs storage cupboard.

Through Lounge

29' 8" x 13' 2" max (9.04m x 4.01m max)
Double glazed bay window to front elevation, double glazed patio doors to rear elevation, gas fire place and two central heating radiators.

Kitchen

12' 7" x 11' 7" (3.84m x 3.53m)
Double glazed window to rear elevation, a range of wall and base units with granite work surface over incorporating a sink with drainer unit, built in double oven, hob, extractor, dishwasher, microwave, fridge and freezer, tiling to splash prone areas and central heating radiator.

Utility Room

8' 7" x 9' 7" (2.62m x 2.92m)
Sink with drainer unit, central heating radiator and space and plumbing for washing machine and tumble dryer.

Conservatory

13' 8" x 12' (4.17m x 3.66m)
Double glazed windows to rear and side elevations, central heating radiator and tiled flooring.

Landing

Storage cupboard and central heating radiator.

Bedroom One

11' 4" x 12' 11" (3.45m x 3.94m)

Two double glazed windows to front elevation, central heating radiator and built in wardrobes.

Dressing Room

7' 4" x 8' 6" (2.24m x 2.59m)

Double glazed window to front elevation, central heating radiator and built in wardrobes.

En- Suite

Double glazed window to side elevation, W.C, wash hand basin, shower cubicle, central heating radiator and fully tiled walls.

Bedroom Two

12' 2" x 13' 1" (3.71m x 3.99m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

11' 4" x 12' 10" (3.45m x 3.91m)

Double glazed window to front elevation and central heating radiator.

Bedroom Four

12' 9" x 8' 10" (3.89m x 2.69m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin with vanity storage, jacuzzi bath, shower cubicle, central heating radiator, extractor fan and fully tiled walls.

Front Garden

Large driveway providing off road parking for multiple vehicles.

Rear Garden

Raised patio area, laid to lawn and flowered borders boasting a variety of plants and shrubs.

Garage

8' 10" x 18' 10" (2.69m x 5.74m)

Remote control up and over doors, power and lighting.









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.focalagent.com

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T 0121 705 7551
E solihull@burchelledwards.co.uk

29 High Street
 SOLIHULL B91 3SN

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Tenure: Freehold

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