





Property Description

A beautiful detached four bedroom family home in Balsall Common; with easy access to the village's amenities and field-views to the rear, the property offers the ideal blend of what has always made Balsall Common such a sought-after area.

Having been thoughtfully extended, the property offers a spacious living room, open-plan kitchen diner, which leads directly to the downstairs bedroom with ensuite, creating the perfect opportunity for multi-generational living or giving the potential for an additional reception room. To the first floor are two great sized double bedrooms; one which overlooks fields to the rear of the property, and a large single bedroom. Viewing is highly recommended to appreciate the space and finish on offer.

Approach

The entrance porch gives access to the front door, which then leads into:

Lounge

Window to the front, staircase rising to the first floor, door through to:

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 and grill with electric hob and cooker hood above, integrated fridge freezer, space and plumbing for automatic washing machine, two windows to the rear and patio doors leading to garden, Additional Velux window and pantry for storage.

First Floor Landing

Staircase rising from the hallway, airing cupboard providing storage space.

Bedroom One

Fitted wardrobes providing hanging and shelving space and window to the front.

Bedroom Two

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

Bedroom Three

Fitted wardrobes providing hanging and shelving space and window to the front.

Bedroom Four (Ground Floor)

Freestanding wardrobes providing hanging and shelving space, window to the rear and door through to:

Ensuite

Fitted with a white suite comprising of low level WC wash hand basin fitted into vanity unit, shower cubicle, heated towel rail and window to the side.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, bath with shower over and shower screen and obscure glazed window to the rear.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking for three cars and side access.

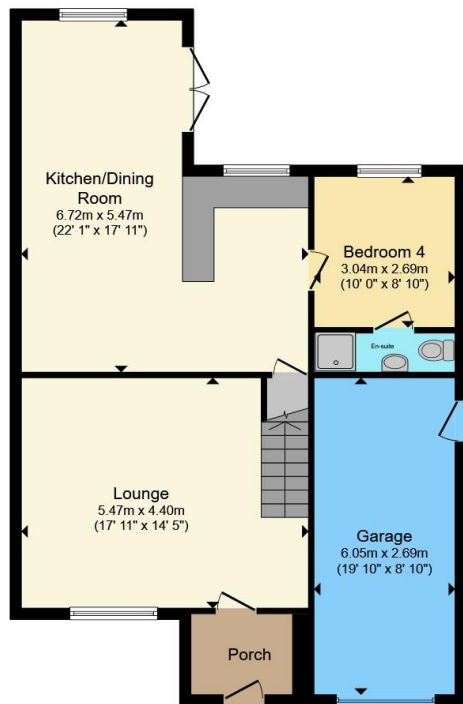
Rear Garden

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

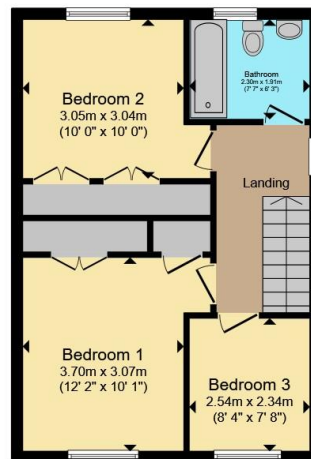
Garage

Having manual up and over door and separate side access.





Ground Floor



First Floor

Total floor area 130.6 m² (1,406 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: E

Tenure: Freehold

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Property Ref: BAL106742 - 0011