





Property Description

A beautiful detached four bedroom family home on the sought-after Sunnyside Lane in Balsall Common. Sitting on a cul-de-sac, with easy access to Balsall Common's shops, transport links and desirable schools, this is the ideal location for anyone looking to make the most of everything Balsall Common has to offer.

The property is beautifully presented with modern conveniences throughout including 6kW solar panels with a 13.5kW Tesla battery, Nest home heating system, electric vehicle charger, downstairs underfloor heating and a Sonos-compatible media system throughout the ground floor. Briefly comprising guest cloakroom, lounge, kitchen/diner, utility, four bedrooms with ensuite to master and family bathroom, in addition there is a driveway providing and south facing rear garden.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor, under stair storage cupboard, tile flooring with underfloor heating.

Guest Cloakroom

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

Lounge

Bay window to the front, feature fireplace with gas fire fitted, underfloor heating, bar area with wine cooler and Sonos compatible speaker system.

Kitchen / Diner

Fitted with the range of base and wall mounted units with complimentary work surfaces, stainless steel sink and draining unit with mixer tap, appliances to include electric oven and microwave with four ring induction hob with central extraction, integrated dishwasher, integrated fridge freezer, Sonos compatible speakers, underfloor heating, window to the rear and bifold doors overlooking and leading to garden.

Utility

Fitted with a range of base and wall mounted units with complimentary work surfaces, stainless steel sink and drainer unit with mixer tap storage cupboards and central heating boiler.

First Floor Landing

Staircase rising from the hallway, loft hatch giving access to part boarded roof space with retractable ladder.

Master Bedroom

Built in wardrobes providing hanging and shelving space, Juliet balcony 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, level access shower, shaver point, heated towel rail, extractor fan and obscure glazed window to the side.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Family Bathroom

Fitted with a white suite comprising of low-level WC, wash hand basin fitted into vanity unit, bath with mixer taps and shower over, extractor fan, shaver point with vanity mirror, and heated towel rail.

Outside

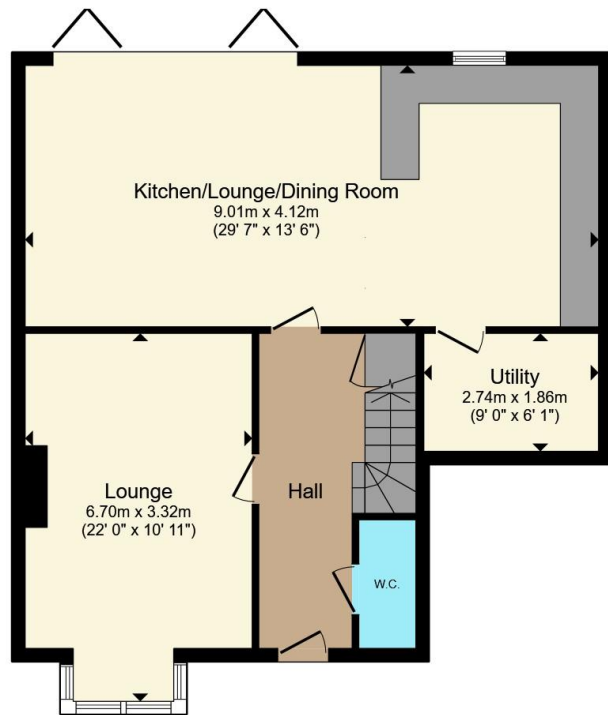
Front Of Property

To the front of the property there is a tarmac driveway providing off road parking for three cars, stoned garden with raised beddings and side access.

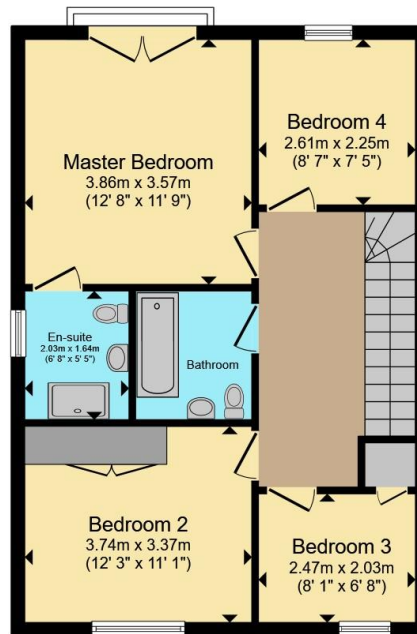
Rear Garden

Private south facing garden overlooking fields to the rear, laid to lawn with porcelain paved patio area, side access leading to the front and shed to the side.





Ground Floor



First Floor

Total floor area 131.5 m² (1,415 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: E

view this property online atkinsonstilgoe.co.uk/Property/BAL106904

Tenure: Freehold



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