





Property Description

This four double bedroom detached home on Saracen Drive is an exceptional family property, combining generous accommodation, flexible reception rooms and high quality presentation throughout. With ensuites to two bedrooms, one of which has a dressing area, multiple living areas and practical utility spaces, including a garage with large workshop to the rear, it offers everything a modern family needs in a sought after Balsall Common location. Viewing is highly recommended to appreciate the space and finish on offer.

Approach

Canopy porch leads to front door, in turn leading to entrance hallway.

Entrance Hallway

Staircase rising to the first floor and understairs storage cupboard.

Guest Cloakroom

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

Study

Window to the front.

Lounge

Bay window to the front, feature fireplace with gas fire fitted.

Dining Room

Window to the rear with patio doors leading to garden.

Sitting Room

Window to the rear.

Kitchen

Fitted with base and wall mounted units with complimentary quartz work surfaces, stainless steel sink and drainer unit with mixer tap and quooker hot water tap, appliances to include, electric oven with four ring induction hob and single gas burner with cooker hood above, integrated dishwasher, integrated fridge freezer and window to the rear overlooking garden.

Utility

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, wall hung central heating boiler and window to the front.

Playroom

Window to front, door into garage.

Bedroom One

Built in wardrobes providing hanging and shelving space, dressing area, windows to the front and rear, door through to:

Full Size Ensuite

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

Bedroom Two

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

Ensuite

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

Bedroom Three

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

Bedroom Four

Window to the rear over looking garden.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin, bath with mixer tap, separate shower cubicle, heated towel rail and window to the front.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking for two cars and giving direct access to the garage, water tap and electric point, gated side access to the rear.

Rear Of Property

Private rear garden laid mainly to lawn with patio area, mature shrubs and borders, cold water tap.

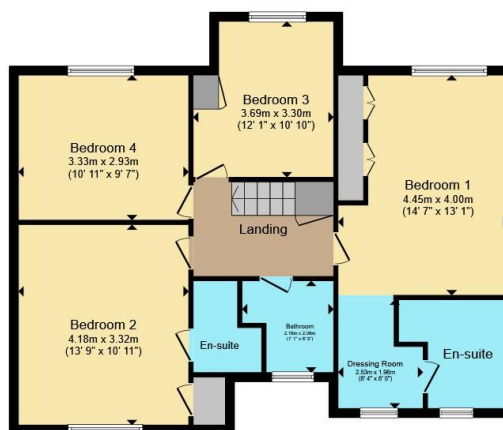
Garage

With electric up and over door, light and power.





Ground Floor



First Floor

Total floor area 244.4 m² (2,631 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: C Council Tax
Band: G

Tenure: Freehold

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