





## Property Description

A spacious and conveniently located two bedroom detached bungalow; right on the doorstep of Balsall Common's fantastic amenities and transport links. Set on a large plot, this property benefits from plenty of space to the front and rear, with room to extend or develop further (STPP). Briefly comprising, entrance hallway, guest cloakroom, lounge, dining room, kitchen, utility room, conservatory, two bedrooms and shower room. In addition there is a driveway providing off road parking for up to eight cars and private rear garden. Offered with no upward chain.

## Approach

Front door is through to:

## Entrance Hallway

Door and window to the side, built-in storage cupboard housing hot water tank.

## Guest Cloakroom

Fitted with a suite comprising of low-level WC, wash hand basin, window to the side and rear.

## Lounge

Skylight and window to the front, patio doors to the rear leading to garden.

## Dining Room

With feature fireplace with gas fire fitted and marble mantle.

## Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and draining units with mixer tap, appliances to include electric oven and grill with induction hob and cooker hood above, integral fridge freezer and microwave, space and plumbing for dishwasher, skylight, window to the rear and door leading to rear porch.

## Utility Room

Fitted with a range of base units, storage cupboards, stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine and tumble dryer, window to the side and door leading to kitchen.

## Conservatory

Constructed of UPVC and brick, door leading to garden and garage.

## Bedroom One

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

## Bedroom Two

Window to the side.

## Shower Room

Fitted with a white suite comprising of low-level WC, wash hand basin fitted into vanity unit, shower, extractor fan, loft hatch giving access to roof space and obscure glazed window to the side.

## Outside

### Front Of Property

To the front of the property there is a tarmac driveway providing parking for up to eight cars

### Rear Garden

Private rear garden laid to lawn with patio area and mature shrubs.

## Garage

Manual barn door with light and Power.





**Floor Plan**

Total floor area 129.9 m<sup>2</sup> (1,398 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: E

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Tenure: Freehold



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