



Stoneton Crescent Balsall Common CV7 7QR

for sale offers over
£500,000



Property Description

A well presented, detached four bedroom family home on the sought-after Stoneton Crescent, just a five minute walk from the Outstanding Balsall Common Primary School. The property features fantastic living and entertaining space to the ground floor as well as four double bedrooms, one of which features a dressing room or study area, to the first floor. With a partially converted loft space, there is potential to increase the space on offer even further (STPP).

Approach

Entrance porch leads through to front door in turn leads through to:

Entrance Hallway

Staircase rising to the first floor.

Guest Cloakroom

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

Lounge

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

Kitchen/Diner

Recently modernised and fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer units with mixer tap and hot water Quooker tap appliances to include electric oven and gas hob with cooker hood above, space and plumbing for dishwasher, two windows to the rear overlooking garden and door through to utility.

Utility

Spacious working area having work surface and room for airing/drying clothes, plumbing for automatic washing machine, clothes dryer and space for fridge freezer. Window to rear and door to side.

First Floor Landing

Staircase rising from the hallway, cupboard providing storage and loft hatch giving access to part boarded roof space.

Bedroom One

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

Bedroom Two

Window to the rear overlooking garden.

Bedroom Three

Window to the rear overlooking garden.

Bedroom Four

Window to the front and access to attic room.

Attic Room

Having ladder access, light and power, fully carpeted and Velux window.

Dressing Area

Off bedroom four, having over stair storage cupboard and window to the front.

Loft

Fully insulated with lighting and large boarded storage area.

Family Bathroom

Fitted with a cream suite comprising of low-level WC, wash hand basin, bath with shower over, heated towel rail, extractor fan 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 and giving direct access to garage, lawned garden with mature shrubs and borders and gated side access.

Rear Garden

Private garden laid mainly to lawn with patio area, mature shrubs and borders.

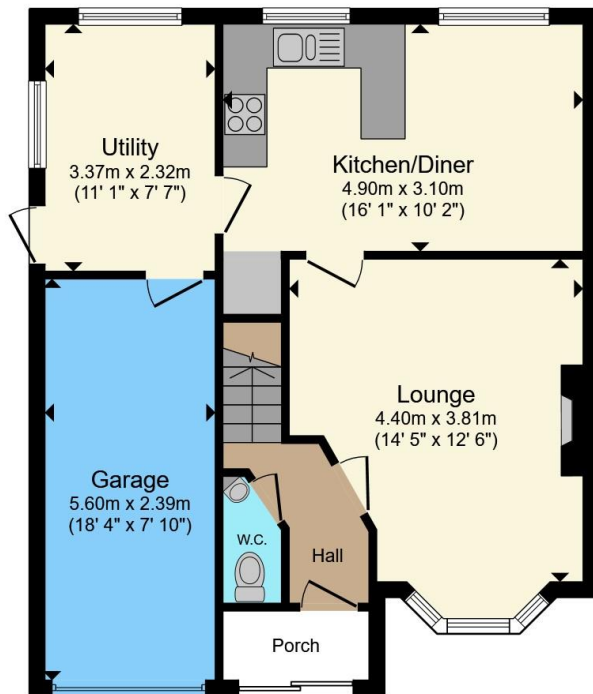
Garage

Up and over door, light and Power and central heating boiler.

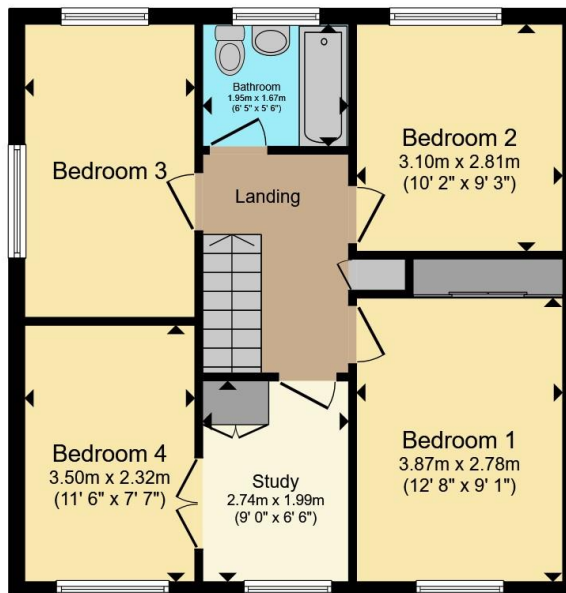
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 115.7 m² (1,245 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



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150 Station Road Balsall Common
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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

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