





Property Description

A spacious and high specification three bedroom family home in the sought-after Balsall Common. Set just on the edge of the village, the property offers excellent links to Kenilworth, Warwick and Coventry while being walking distance to Balsall Common's amenities, Berkswell Train Station and the Outstanding Balsall Common Primary and Heart of England Secondary.

The property was designed with all of the highest bespoke upgrades including Porcelanosa tiling, Amtico flooring and an extended patio. This really is the perfect property for anyone looking for a turn-key property. Briefly comprising, entrance hallway, guest cloak room, lounge, kitchen, three bedrooms and family bathroom, in addition, there is a driveway providing off road parking for two cars and private rear garden.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor, under stair storage cupboard and Amtico flooring.

Guest Cloakroom

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

Lounge

Window to the rear, patio doors overlooking and leading to garden.

Kitchen

Fitted with a range of base and wall mounted units with complimentary work surfaces, sink and drainer unit with mixer tap, appliances to include electric oven and grill with flooring gas hob and cooker hood above, integral dishwasher, fridge freezer, space and plumbing for automatic washing machine, under counter lighting and window to the front.

First Floor Landing

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

Bedroom One

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

Bedroom Two

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

Bedroom Three

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 shower over and shower screen, extractor fan, shaver point, heated towel rail, part tiled with Porcelanosa tiles, Amtico flooring and obscure glazed window to the front.

Outside

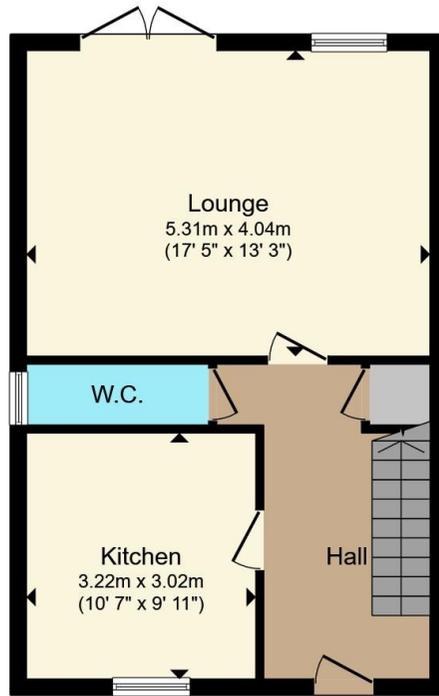
Front Of Property

To the front of the property there is a driveway providing parking for two cars.

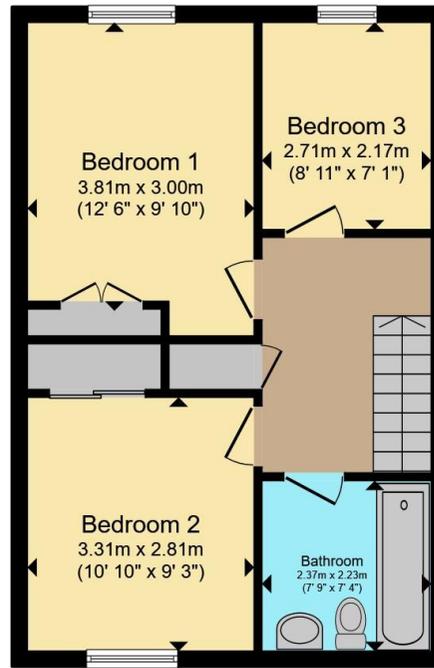
Rear Garden

A private rear garden laid to lawn with extended patio area and shed.





Ground Floor



First Floor

Total floor area 87.3 m² (940 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: D

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106801



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