





Property Description

Significantly extended and thoughtfully modernised four bedroom detached family home in Arley, sitting on a plot of approximately half an acre and featuring stunning rural views to the front of the property. Benefitting from 2,233 square feet of living space, the property offers an incredible amount of entertaining, work and utility space whilst also featuring a large garden with woodland, summer house and greenhouse.

Sitting in the beautiful surrounding rurality whilst also having easy access to Coventry, Nuneaton, BHX and major transport links including the M6 and A444, this property is the ideal blend of seclusion and convenience which really must be viewed to be appreciated. Briefly comprising entrance hallway, lounge, open plan kitchen/living/dining area, utility, guest cloakroom, four bedrooms with ensuite to master and family bathroom, in addition, there is an in out driveway providing off road parking and giving direct access to garage and large private rear garden.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor, two windows to the front.

Study

Window to the front.

Lounge

Window to the front.

Kitchen/Living/Diner

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink with mixer tap, appliances to include electric oven and combination microwave with induction hob set within the island unit, integrated dishwasher, American style fridge freezer, integrated bin unit, large pull out larder, log burner, three Velux windows, two sets of bifold doors to the rear leading to garden and door through to utility.

Utility Room

Fitted with a range of base and wall mounted units with complementary work surfaces and storage cupboards, stainless steel sink and drain units with mixer tap, door through to guest cloakroom, window to the rear and door leading to patio area.

Guest Cloakroom

Fitted with a suite comprising of low-level WC, wash hand basin fitted into vanity unit, heated towel rail, mosaic tiling and obscure glazed window to the side.

First Floor Landing

Staircase rising from the hallway, Velux window and light tunnel.

Master Bedroom

Having dual aspect windows to the front and rear with field views to the front and dressing area, door through to:

Ensuite

Fitted with a white suite comprising of low-level WC, wash hand basin fitted into vanity unit, level access shower, extractor fan, underfloor heating, heated towel rail, shaver point and window to the rear.

Bedroom Two

Window to the side and Juliet balcony to the rear.

Bedroom Three

Dual aspect window windows to the front and side.

Bedroom Four

Window to the front with beautiful field views, loft hatch giving access to part boarded storage space.

Family Bathroom

Fitted with a white suite comprising of low-level WC, two wash hand basins fitted into vanity unit, bath with mixer taps and showerhead over, shower cubicle, heated towel rail, underfloor heating, extractor fan, shaver point and window to the rear.

Outside

Front Of Property

To the front of the property there is a tarmac in and out driveway providing off-road parking for several cars, garden area with pond and cold water tap.

Rear Garden

Private rear garden set in approximately half an acre with patio area, plum tree, two apple trees, raised vegetable beds, greenhouse, shed with light and power, side vehicle access, and summer house with light and power, water supply and decking area facing south west.

Garage

Automatic up and over door, light and power, plumbing for radiators.

Summer House

With light and power, water supply and decking area facing south west.

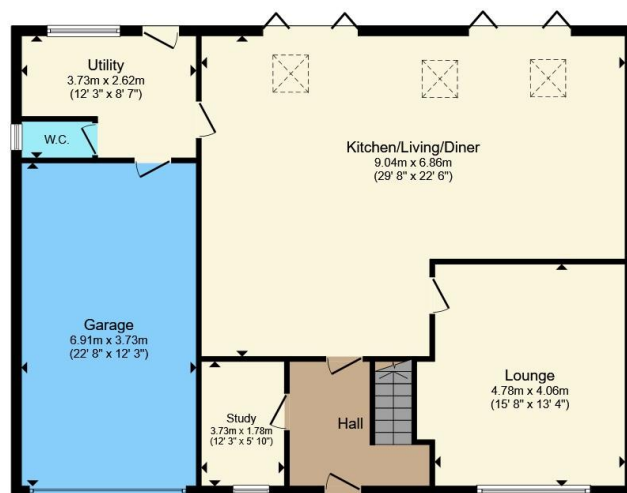
Buyer Aml Fee

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.

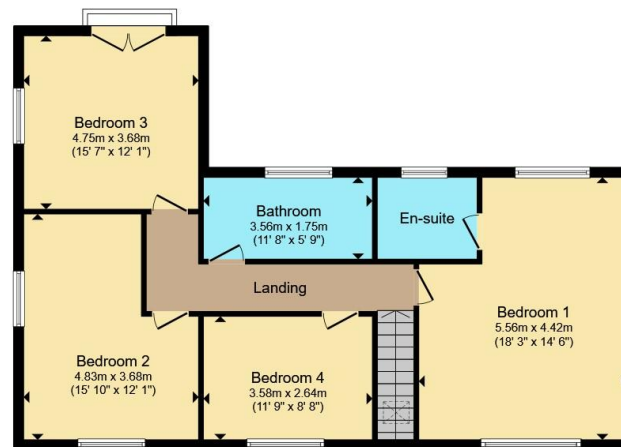








Ground Floor



First Floor

Total floor area 207.5 m² (2,233 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

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: C Council Tax
 Band: E

view this property online atkinsonstilgoe.co.uk/Property/BAL106792

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.com | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAL106792 - 0012