





Property Description

A beautifully extended and modernised family home in the sought after Balsall Common, just over half a mile from the Outstanding Balsall Common Primary School and Heart of England Secondary.

The property is finished to the highest specification, with a large open plan kitchen dining space as well as a beautiful master bedroom with a high vaulted ceiling, exposed beams and a Juliet balcony opening to the gorgeous rear garden.

This property really must be viewed to be appreciated. Briefly comprising, lounge, kitchen/diner, utility, guest cloakroom, four bedrooms with ensuite shower room to master and family bathroom, in addition, there is a driveway providing parking for three cars and low maintenance rear garden.

Approach

Front door leads through to:

Entrance Hallway

Door through to garage, window to the front.

Lounge

16' 3" x 9' 10" (4.95m x 3.00m)

A window to the front, staircase rising to the first floor.

Kitchen / Diner

26' 11" Max x 17' 6" Max (8.20m Max x 5.33m Max)

Fitted with a range of base and wall mounted units with complementary quartz work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include AEG electric oven and grill with four ring induction hob and cooker hood above, integrated dishwasher and fridge freezer, space for dining table, log burner, two bifold doors to the rear overlooking and leading to garden.

Utility

9' 10" x 8' 4" (3.00m x 2.54m)

Fitted with base units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, storage cupboards, window to the front and door through to:

Guest Cloakroom

Fitted with a suite comprising low-level WC, wash hand basin fitted into vanity unit, obscure glazed window to the side.

First Floor Landing

Staircase rising from the hallway, cupboard for storage, loft hatch giving access to roof space.

Master Bedroom

17' 9" x 13' 4" (5.41m x 4.06m)

High vaulted ceiling, exposed beams, window to the rear and Juliet balcony, door through to:

En Suite Shower Room

Fitted with a sweet comprising low-level WC, wash hand basin fitted into vanity units, level access shower, heated towel rail and obscure glazed window to the side.

Bedroom Two

9' 10" x 9' 9" (3.00m x 2.97m)

Window to the front.

Bedroom Three

9' x 10' 8" (2.74m x 3.25m)

Window to the front.

Bedroom Four

9' 1" x 7' 10" (2.77m x 2.39m)

Window to the side.

Family Bathroom

Fitted with a white suite comprising of low-level WC, wash hand basin with mixer tap, bath with mixer tap and shower over, extra extractor fan, heated towel rail and obscure glazed window to the side.

Outside

Front Of Property

Driveway providing parking for three cars, gated side access.

Rear Of Property

Enclosed low maintenance rear garden part paved, part Astroturf with some lawn. Access to garage.

Garden Bar / Office

Bi-fold doors to the front, window to the side, light and power, separate wi-fi / internet connections.

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.





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.focalagent.com

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EPC Rating: C Council Tax
 Band: E

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Tenure: Freehold



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