





## Property Description

This freehold two-bedroom coach house offers modern, low-maintenance living in a convenient and sought-after position. The property is accessed via a private entrance with stairs rising to the first-floor accommodation.

The main living space is light and spacious, providing an open-plan lounge and dining area which flows seamlessly into the fitted kitchen.

There are two well-proportioned bedrooms, both neutrally decorated and served by a modern family bathroom.

## Approach

Front door leading to downstairs hallway, staircase rising to first floor.

## Kitchen/ Living Room

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and draining unit with mixer tap, appliances to include electric oven and gas hob with cooker hood above, integral automatic washing machine, space for fridge. Window to the front with shutters.

## Hallway

Airing cupboard providing storage space, loft hatch giving access to roof space, Velux window and Engo boiler system.

## Bedroom One

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

## Bedroom Two

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

## Family Bathroom

Fitted with a suite comprising of, low level WC wash hand basin, bath with shower over and shower screen, extractor fan, shaver point and Velux window.

## Outside

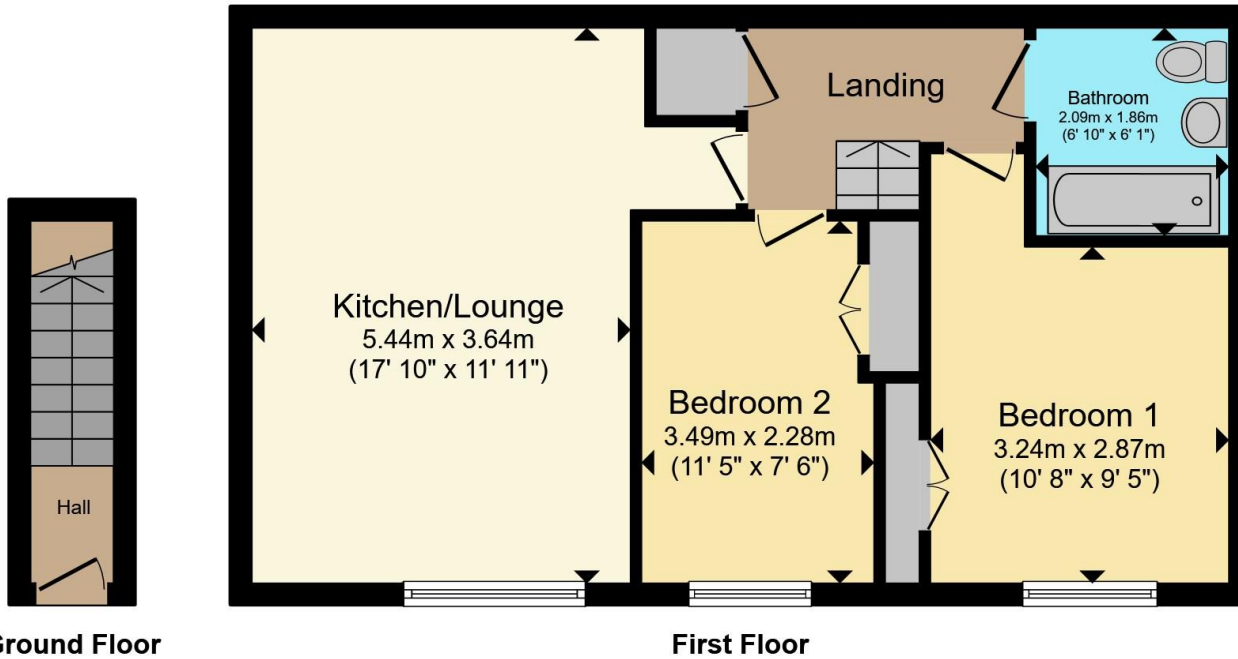
## Front Of Property

To the front of the property there is an allocated parking space with access to garage.

## Garage

Having a manual up and over door with light and power. Cold water tap.





Total floor area 52.9 m<sup>2</sup> (570 sq.ft.) approx

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

Tenure: Freehold

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