





## Property Description

A stylish three bedroom semi detached home in the sought-after Balsall Common, offering contemporary design, energy-efficient specification and flexible family living. Finished to a high standard throughout, this home combines modern living with private outdoor space and excellent local amenities; including being walking distance from the Outstanding Balsall Common Primary and Heart of England secondary.

## Approach

Front door leads through to:

## Entrance Hallway

Staircase rising to the first floor, understairs storage cupboard, Amtico flooring.

## Guest Cloakroom

Fitted with a white suite comprising of low level WC and wash hand basin.

## Lounge

Amtico flooring, window to the rear and patio doors to the rear overlooking and leading to garden.

## Kitchen

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

## First Floor Landing

Staircase rising from the hallway, airing cupboard housing central heating boiler, loft hatch giving access to boarded roof space with ladder.

## Bedroom One

Window to the rear overlooking garden.

## Bedroom Two

Fitted wardrobes providing hanging and shelving space, window to the front.

## Bedroom Three

Window to the rear.

## Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin with mixer tap, bath with shower over and shower screen, extractor fan and obscure glazed window to the front.

## Outside

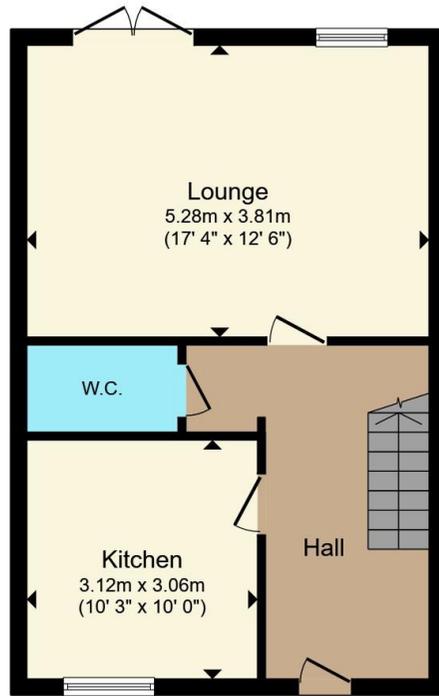
### Front Of Property

To the front of the property there are two allocated parking spaces and gated side access.

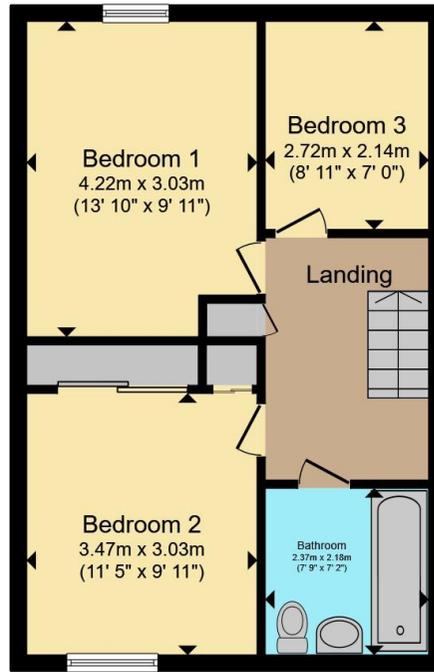
### Rear Of Property

Private rear garden laid mainly to lawn with a small patio area.





**Ground Floor**



**First Floor**

Total floor area 87.3 m<sup>2</sup> (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](http://www.propertybox.io)



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

Tenure: Freehold

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