





Property Description

A well-presented family home situated in a sought-after location in the popular area of Eastern Green, offering convenient access to local schools, shops and amenities. Briefly comprising a reception hallway, an open-plan dining kitchen with appliances, lounge, three bedrooms and a family bathroom. The property also includes Hillarys fitted blinds throughout. Externally, there is a good-sized block-paved driveway to the front with EV charging point, double gates to the side leading to a garage with Somfy roller-shutter doors with remote control and alarm suitable for storage, ground anchor, together with a generous, beautifully landscaped rear garden that offers exceptional privacy and is not overlooked by any neighbouring properties and sun well into the evening thanks to its open aspect.

Approach

Front door leads through to reception hallway.

Reception Hallway

With staircase rising to the first floor landing, window to the side, understairs storage cupboard, further built in storage cupboard with cloaks hooks, hanging rail and window to the front.

Kitchen / Diner

Fitted with a range of base and wall mounted units with recently fitted oak worktops, self cleaning Neff electric oven with induction hob, integrated Bosch dishwasher and washing machine, pantry with electric point, cupboard housing 3-year old boiler, door to the side leading to garden and patio doors to the rear overlooking and leading to garden.

Lounge

With window to the front, double doors leading to the dining area and electric fire fitted.

First Floor Landing

Staircase rising from the hallway, window to the side, loft hatch giving access to part boarded roof space with retractable ladder.

Master Bedroom

With window to the front.

Bedroom Two

Wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Bedroom Three

Currently used as study with window to the front.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin, bath with shower over.

Outside

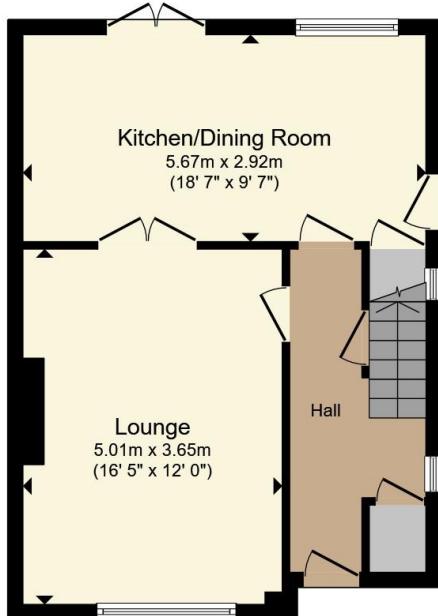
Front Of Property

To the front of the property there is a driveway with coloured LED strips to assist with parking, gated side access leading to garage.

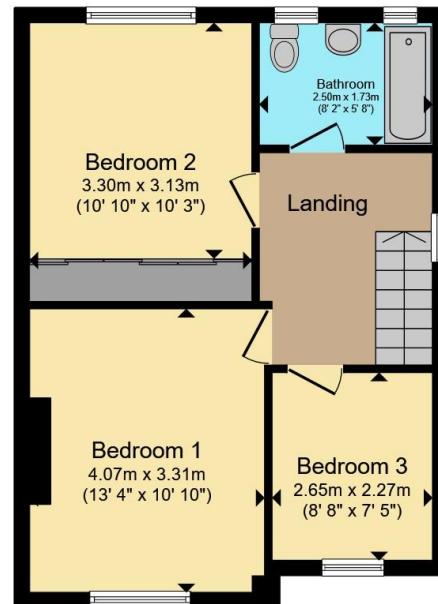
Rear Garden

Enclosed with shaped lawn, good size patio area.

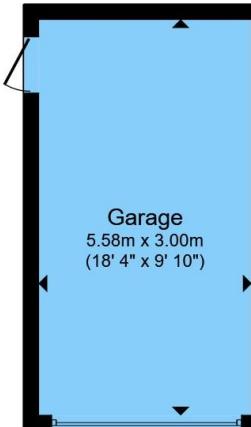




Ground Floor



First Floor



Garage



Total floor area 105.8 m² (1,139 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

Atkinson
Stilgoe

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

view this property online atkinsonstilgoe.co.uk/Property/BAL106711

Tenure: Freehold



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