





Property Description

A beautiful and spacious four bedroom detached family home in Westward Heath. Tucked away on a quiet cul-de-sac sits one of the largest plots on the road; boasting an immaculately presented rear garden offering entertaining, gardening and even work space. The property itself is deceptively spacious, benefitting from three reception rooms downstairs and four double bedrooms to the first floor. This property really must be viewed to appreciate the size and space on offer. Briefly comprising guest cloakroom, study, lounge, dining room, breakfast kitchen, utility, four bedrooms with ensuite to master and family bathroom. In addition, there is a driveway providing off road parking for five cars, private rear garden with summer house and double garage.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor and understairs storage cupboard.

Guest Cloakroom

Fitted with a suite comprising of low level WC and wash hand basin fitted into vanity unit,

Study

Window to the rear overlooking garden.

Lounge

Bay window to the front, feature fireplace with gas fire fitted and double doors leading to dining room.

Dining Room

With patio doors to the rear leading to garden.

Breakfast Kitchen

Fitted with a range of base and wall mounted units with complementary Quartz work surfaces, sink and drainer unit with mixer tap, appliances to include Bosch electric oven and grill with five ring gas hob and cooker hood above, integral fridge freezer, space and plumbing for dishwasher, window and patio doors to the rear overlooking and leading to garden, door through to utility.

Utility

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, space and plumbing for automatic washing machine and tumble dryer and door leading to the side entry.

First Floor Landing

Staircase rising from the hallway, window to the front, airing cupboard housing water tank, loft hatch giving access to part boarded roof space with ladder.



Bedroom One

Built-in wardrobes providing hanging and shelving space, window to the front and door leading through to:

Ensuite

Fitted with a suite comprising of low level WC, wash hand basin fitted into vanity unit, bath, shower cubicle, Bidet, extractor fan and obscure glazed window to the side.

Bedroom Two

Built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Bedroom Three

Window to the rear overlooking garden.

Bedroom Four

Window to the front.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, bath with mixer taps, shower cubicle with waterfall shower and obscure glazed window to the side.

Outside

Front Of Property

To the front of the property there is a driveway providing parking for five cars, lawned area with mature shrubs and trees and side access.

Rear Garden

Private rear garden laid mainly to lawn with large porcelain tiled patio area, with canopy over seating area, mature shrubs and borders, greenhouse, brick-built BBQ, composite shed and summer house.

Summer House

7' 7" x 7' 6" (2.31m x 2.29m)

Fully insulated with light, power and wall mounted electric heater.

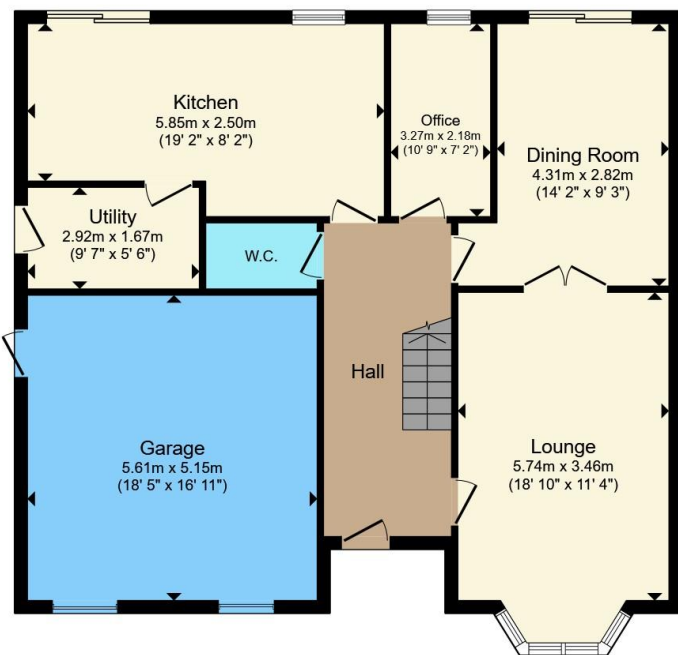
Double Garage

The garage features one manual up-and-over door and one electric up-and-over door, along with lighting, power, and a side door providing access to the side entry.

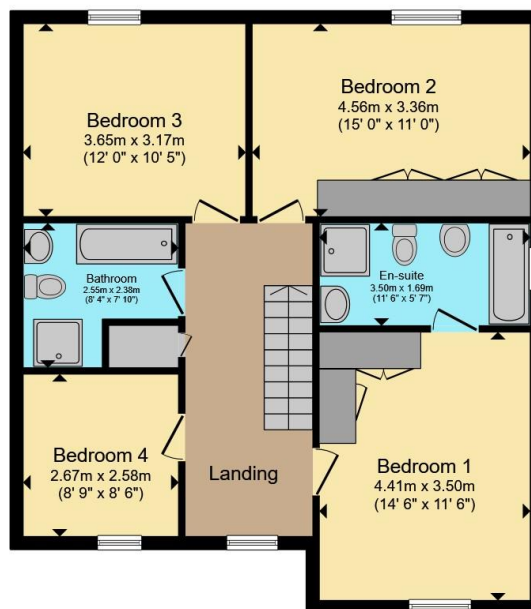
Buyer Aml Fee

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 171.8 m² (1,850 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: F

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106895



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: BAL106895 - 0006