





Property Description

A well-presented and thoughtfully updated modern three-bedroom semi-detached family home, conveniently located close to the outstanding Balsall Common primary school, Heart of England Secondary School and Sixth Form College, as well as the local train station, shops, and amenities. The accommodation briefly comprises an entrance hall, kitchen, lounge, conservatory, three generously sized bedrooms, an en-suite, and a family bathroom.

Approach

Open canopy porch leading to front door, in turn leading through to entrance hallway.

Entrance Hall

Tiled flooring, archway into kitchen, door through to lounge.

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink with drainer and mixer tap, four ring gas hob with cooker hood above and electric oven and grill beneath, space and plumbing for dishwasher, integrated fridge and freezer, continuation of tiled flooring, UPVC double glazed window to the front, brand new Baxi combination boiler.

Lounge

Wood flooring, feature fireplace surround, UPVC double glazed French doors leading through to conservatory, stairs rising to first floor landing.

Conservatory

Wood flooring, radiator, French doors overlooking and leading to garden.

First Floor Landing

Loft hatch giving access to roof space, doors through to rooms.

Master Bedroom

Single built-in wardrobe providing hanging and shelving space, window to the rear overlooking garden, door through to ensuite.

Ensuite

Fitted with a white suite comprising of low-level WC, pedestal wash hand basin with chrome mixer tap, white fully tiled shower cubicle with chrome overhead shower, radiator, window to front, extractor fan, tiled flooring.

Bedroom Two

Built-in double wardrobe providing hanging and shelving space, window to the rear,

Bedroom Three

Window to the front.

Family Bathroom

Fitted with a white suite comprising of; bath with hot and cold taps and electric shower over, low-level WC, pedestal hand wash basin, UPVC obscure double glazed window to the front, chrome heated towel rail, extractor fan and tiled flooring.

Garage

Fitted with double doors, providing light and power, plumbing for washing machine and door into rear garden.

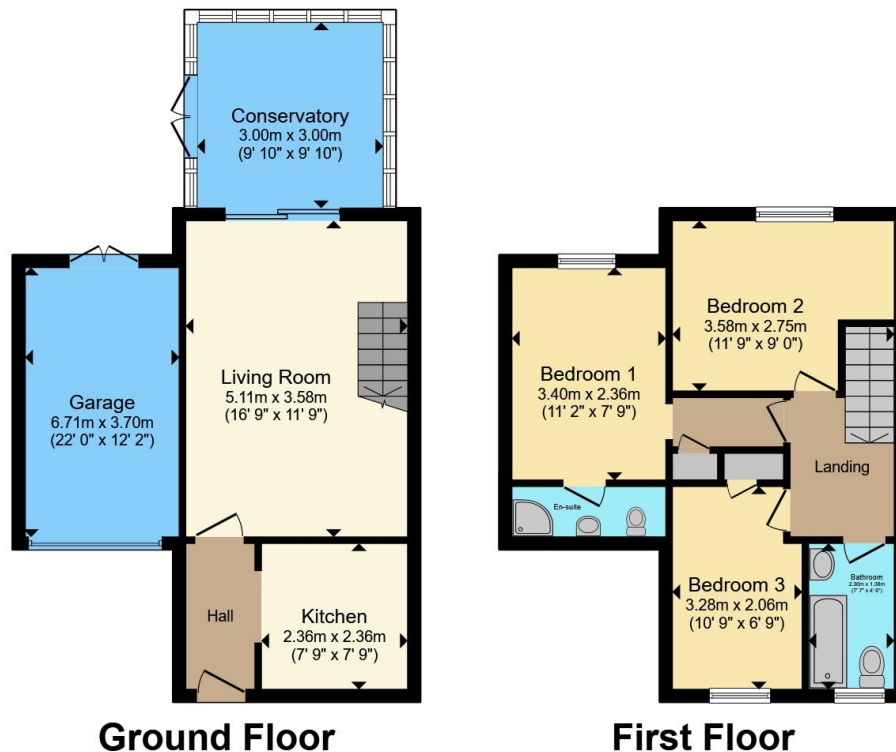
Outside

Mix of block paving and patio slabs providing outdoor seating area, laid to lawn with mature shrubs to rear.

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.





Total floor area 86.3 m² (929 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

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

Tenure: Freehold

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Property Ref: BAL106859 - 0007