





## Property Description

A beautifully finished and surprisingly spacious three bedroom detached bungalow on the popular Kemps Green Road in Balsall Common. This lovely property offers the unique opportunity to purchase a truly turn-key bungalow. With modern conveniences, large plot and an enviable and secluded position overlooking the duck pond, this really isn't one to be missed. Briefly comprising entrance hallway, lounge/diner, kitchen, conservatory, three bedrooms with ensuite toilet and separate shower room, in addition there is a private rear garden and garage.

## Approach

Front door leads through to:

## Entrance Hallway

Storage cupboard, door and window to the front.

## Lounge / Diner

Window to the front, feature fire place with gas fire fitted, patio door leading to conservatory.

## 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 and combination microwave with gas hob and cooker hood above, integral dishwasher, space and plumbing for automatic washing machine and fridge freezer, vertical radiator, window to the front and door to the side.

## Conservatory

UPVC and brick construction, tiled flooring, door leading to garden.

## Bedroom One

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

## Ensuite Toilet

Fitted with low level WC and wash hand basin fitted into vanity unit.

## Bedroom Two

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

## Bedroom Three

Window to the rear.

## Shower Room

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, shower, extractor fan, heated towel rail and obscure glazed window to the front.

## Outside

### Front Of Property

At the front of the property, a lawned garden and footpath lead to the front door, with views overlooking the duck pond.

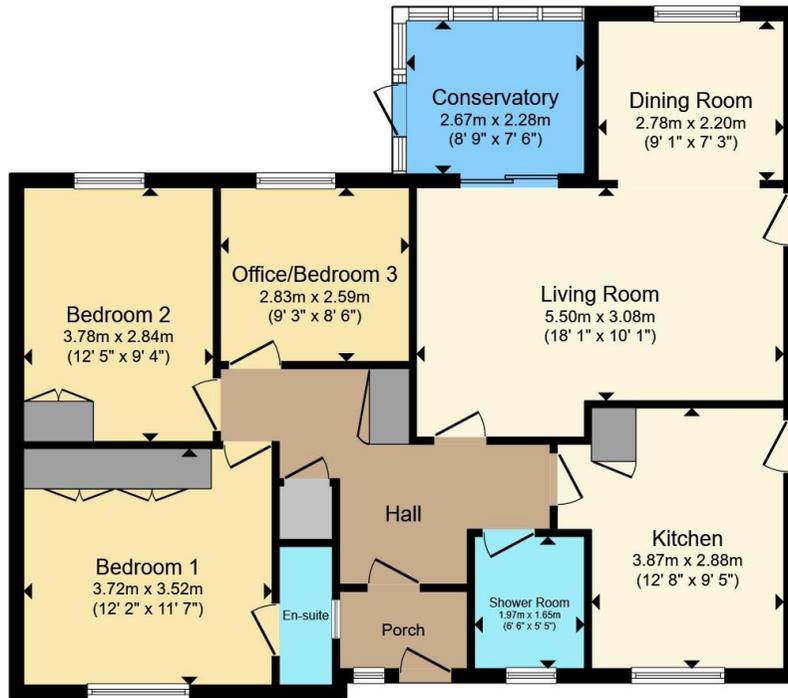
### Rear Garden

Private rear garden Laid to lawn with a patio area and stone garden, gated side access to drive.

### Garage

Electric roller door with remote control.





**Floor Plan**

Total floor area 96.5 m<sup>2</sup> (1,039 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)



To view this property please contact Atkinson Stilgoe on

**T 01676 535234**  
**E [info@atkinsonstilgoe.co.uk](mailto:info@atkinsonstilgoe.co.uk)**

150 Station Road Balsall Common  
 Solihull CV7 7FF

EPC Rating: D Council Tax  
 Band: E

**view this property online [atkinsonstilgoe.co.uk/Property/BAL106756](http://atkinsonstilgoe.co.uk/Property/BAL106756)**

Tenure: Freehold



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](http://www.atkinsonstilgoe.com) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BAL106756 - 0004