





Property Description

A lovely detached family home situated on a corner plot in the sought-after location of Greenfield Avenue, Balsall Common, close to local shops, schools and amenities. Briefly comprising of entrance hall, guest cloakroom, lounge, dining room, home office, kitchen, utility, four good size bedrooms, ensuite to master and family bathroom. This property also benefits from a conservatory overlooking and leading to an enclosed landscaped rear garden as well as an integral double garage, generous driveway for multiple vehicles and front lawn. Viewing highly recommended.

Approach

Open canopy porch to front door leading into;

Entrance Hall

Having staircase rising to first floor landing, door through to;

Guest Cloakroom

8' 1" x 3' 2" (2.46m x 0.97m)

Comprising of low-level WC and wash hand basin.

Lounge

17' 3" Exc bay x 11' 11" (5.26m Exc bay x 3.63m)

Feature fireplace with gas fire, bay window to front.

Home Office

7' 11" x 7' 6" (2.41m x 2.29m)

Ample office space with French doors through to conservatory.

Dining Room

11' 11" x 10' 2" (3.63m x 3.10m)

Space for dining table, sliding door through to;

Conservatory

20' 4" x 10' 5" (6.20m x 3.17m)

Part brick with UPVC double glazed windows, two Duplex wall hanging electric heaters, tiled flooring and French doors overlooking and leading to rear garden.

Kitchen

14' 1" x 8' 8" (4.29m x 2.64m)

Fitted with a range of base and wall mounted units with complimentary work surfaces inclusive of sink and drainer and feature tiled splash-back. Integrated Neff appliances to include double oven, four ring gas hob with extractor hood over, fridge freezer and dishwasher. Having window to rear overlooking garden, breakfast bar and tiled flooring.

Utility

7' 6" x 5' 5" (2.29m x 1.65m)

Fitted with a range of base and wall mounted units with complimentary work surfaces and stainless steel sink and drainer. Valiant boiler and under stairs storage cupboard.

Landing

Staircase rising from entrance hall, storage cupboard housing water tank and loft hatch providing access to partially boarded loft space.

Master Bedroom

14' 3" Exc Wardrobes x 11' 11" (4.34m Exc Wardrobes x 3.63m)

Window to front, fitted wardrobes.

En-Suite

9' 11" x 5' 8" (3.02m x 1.73m)

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

Bedroom Two

13' 4" Exc Wardrobes x 12' 6" (4.06m Exc Wardrobes x 3.81m)

Window to front, fitted wardrobes.

Bedroom Three

13' 5" Exc Wardrobes x 9' 5" (4.09m Exc Wardrobes x 2.87m)

Window to rear, fitted wardrobes.

Bedroom Four

11' 6" Exc Wardrobes x 11' 1" (3.51m Exc Wardrobes x 3.38m)

Window to rear, fitted wardrobes.

Family Bathroom

10' 4" x 9' 4" (3.15m x 2.84m)

Fitted with a suite comprising of low-level WC, pedestal wash hand basin, bath and walk in shower cubicle. Partially tiled with window to rear.

Double Garage

Integral double garage with light and power, up and over doors.

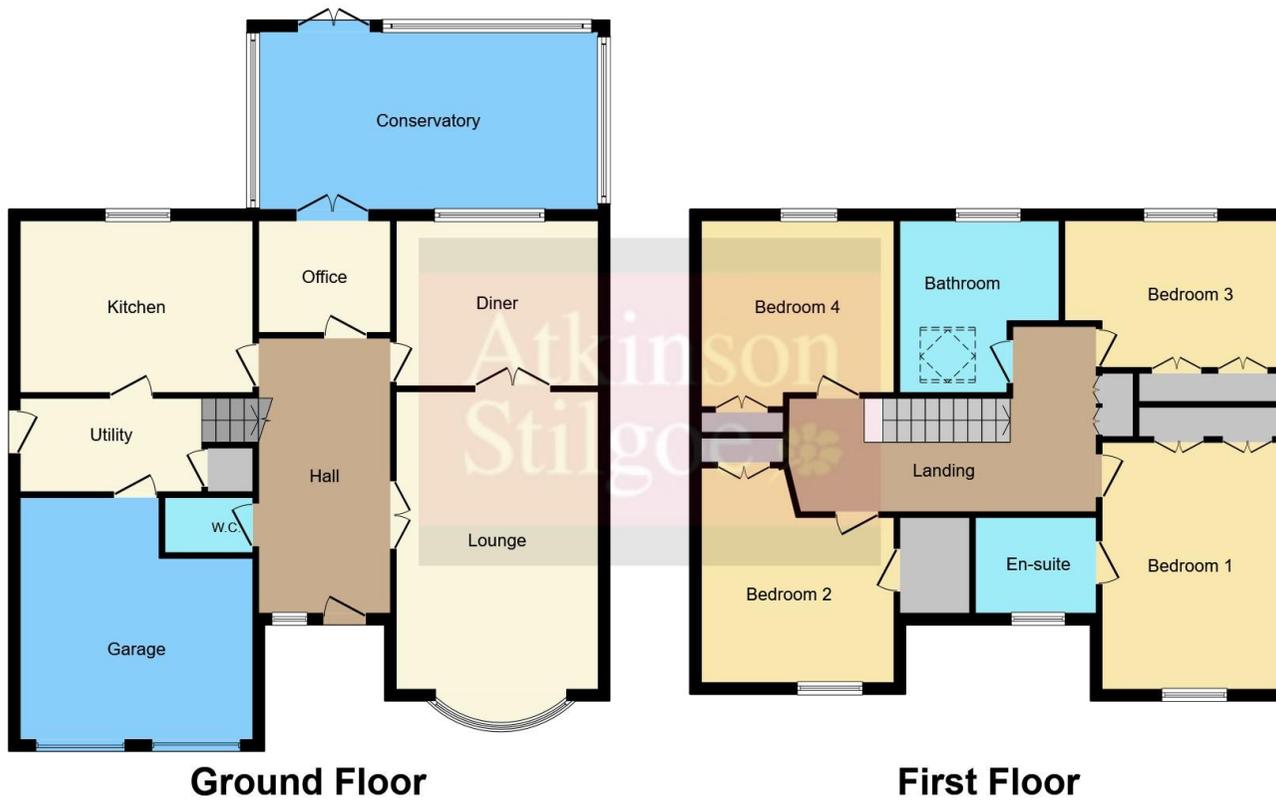
Rear Garden

Enclosed brick and fenced landscaped rear garden mainly laid to lawn and patio with mature shrubs and trees. Having side access and a garden shed.

Front Of Property

Generous driveway for multiple vehicles with access to double garage. Lawn to side along with mature trees and hedges. Fitted with electric car charging port to side.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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EPC Rating: C Council Tax
 Band: G

Tenure: Freehold

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