



**MEER STONES ROAD, BALSALL COMMON**

£389,995



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#### FRONT GARDEN

The front of the property features a driveway with parking for two vehicles and benefits from an electric vehicle charging point, offering both convenience and practicality.

#### ENTRANCE HALL

14' 1" x 4' 0" (4.29m x 1.22m) Welcoming hallway with stairs to the first floor. The space includes a radiator for heating and doors leading to the downstairs WC, kitchen/dining room, and living room.



#### W/C

6' 0" x 2' 9" (1.83m x 0.84m) Two piece suite comprising a close coupled WC and pedestal basin with mixer tap, radiator, and a front window providing natural light and ventilation.

#### KITCHEN/DINER

14' 9" x 10' 2" (4.5m x 3.1m) Well appointed and thoughtfully arranged, offering a combination of fitted wall and base cabinetry with coordinating worktops. It comes equipped with a stainless steel sink and mixer tap, along with an electric oven, gas hob, and



overhead extractor system. Integrated appliances include a dishwasher and fridge freezer, with additional provision for a washing machine and plumbing connections in place. Natural light is drawn in through windows positioned to the front and side elevations, giving the space a bright and airy feel.

#### LIVING ROOM

12' 4" x 17' 7" (3.76m x 5.36m) A bright and spacious living area featuring an understairs storage cupboard, radiator, and a window allowing plenty of natural light. Patio doors provide direct access to the rear garden.



#### BEDROOM ONE

9' 11" x 7' 0" (3.02m x 2.13m) Rear facing bedroom with a window and radiator, offering a quiet and comfortable space ideal as a child's room, guest room, or home office.

#### BEDROOM TWO/MASTER

9' 9" x 10' 5" (2.97m x 3.18m) Generous double bedroom with a rear facing window and radiator, featuring fitted wardrobes. The room also benefits from direct access to an en-suite bathroom.



### ENSUITE

6' 10" x 4' 1" (2.08m x 1.24m) Modern bathroom fitted with a three piece suite, comprising a fully tiled shower cubicle with a sliding glass door, close coupled WC, and pedestal wash hand basin. The space also includes a heated towel rail, shaver point and an extractor fan, along with an obscure glazed side window providing natural light while maintaining privacy.

### BEDROOM THREE

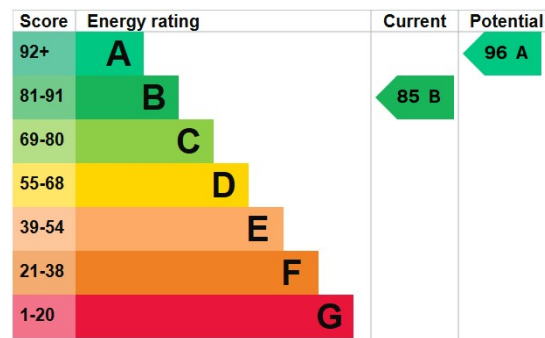
8' 2" x 10' 4" (2.49m x 3.15m) Front facing bedroom featuring fitted wardrobes providing useful storage space, a window allowing in natural light, and a radiator ensuring a warm and comfortable environment.

### FAMILY BATHROOM

5' 7" x 7' 0" (1.7m x 2.13m) Contemporary bathroom comprising a deep panelled bath with shower over and full tiled surround, close coupled WC, and pedestal wash hand basin. The room also benefits from a heated towel rail, shaver point, extractor fan, and an obscure glazed front window providing natural light while maintaining privacy.

### REAR GARDEN

Private rear garden mainly laid to lawn, complemented by a paved patio seating area. The garden also benefits from side access leading to the rear passageway, offering convenient entry and exit.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

