



Atkinson
Stilgoe 

Station Road
Balsall Common



Property Description

A fantastic opportunity to purchase this spacious four bedroom home in the sought-after Balsall Common. Just over half a mile from the Outstanding Balsall Common Primary and Heart of England Secondary, local amenities and Berkswell Train Station. Sat on a large plot in an enviable position on Station Road, this property has incredible potential to renovate, extend and further develop (STPP). Briefly comprising WC, lounge, dining room, study, kitchen, utility/shower room, four bedrooms and family bathroom. In addition, there is a driveway providing parking for approximately five cars, garage and private rear garden. NO UPWARD CHAIN - IN NEED OF MODERNISATION

Approach

Enclosed porch leads to front door in turn leads through to:

Entrance Hallway

Staircase rising to the first floor, understairs storage cupboard.

W/C

Fitted with low level WC, obscure glazed window to the front.

Lounge

22' 11" Max x 14' Max (6.99m Max x 4.27m Max)

Two windows to the side, feature fireplace with gas fire fitted, patio doors leading to the garden.

Dining Room

13' 4" x 10' (4.06m x 3.05m)

Patio doors to the rear overlooking garden.

Kitchen

14' 7" Max x 9' 10" (4.45m Max x 3.00m)

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 free standing electric oven and grill with induction hob, space and plumbing for dishwasher and space for freezer, window and door to the side.

Utility / Shower Room

6' 10" x 6' 6" (2.08m x 1.98m)

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine, shower cubicle, extractor fan, window to the side and door through to entrance hallway.

First Floor Landing

Staircase rising from the hallway.

Bedroom One

14' x 12' 6" into wardrobe (4.27m x 3.81m into wardrobe)

Fitted wardrobes providing hanging and shelving space, windows to the side and rear.

Bedroom Two

9' 11" x 9' (3.02m x 2.74m)

Fitted wardrobes providing hanging and shelving space, windows to the side and rear.

Bedroom Three

11' Into wardrobe x 9' 11" (3.35m Into wardrobe x 3.02m)

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

Bedroom Four

6' 7" x 5' (2.01m x 1.52m)

Window to the rear.

Bathroom

Fitted with a suite comprising of low level WC, wash hand basin, bath with mixer tap and shower head attachment, restricted head height, roof window.

Outside

Front Of Property

To the front of the property there is a large gravel driveway providing parking for approximately five cars, gated side access either side to the rear.

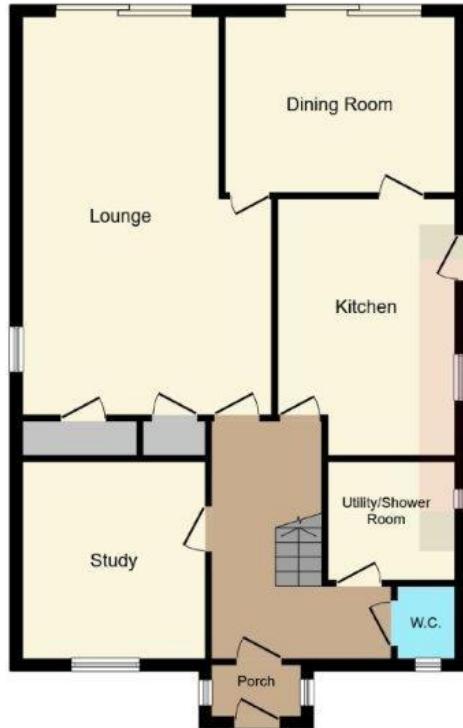
Rear Garden

Large private rear garden laid mainly to lawn with patio area, mature shrubs and borders.

Garage

Detached garage with manual barn doors, also a second garage in need of repair.

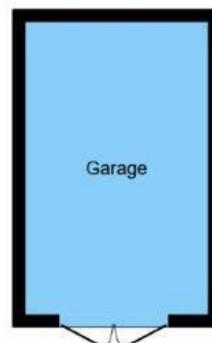




Ground Floor



First Floor



Garage

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.focalagent.com

To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
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EPC Rating: E Council Tax
 Band: F

view this property online atkinsonstilgoe.co.uk/Property/BAL106359



Tenure: Freehold



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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.

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