





Property Description

A fantastic extended four bedroom family home in the heart of Balsall Common, just a mile from the Outstanding Balsall Common Primary and Heart of England Secondary. Set in a quite cul-de-sac and with easy links to Berkswell Train Station and local amenities, this property really offers the perfect location for anyone looking to move into this sought-after village. Briefly comprising entrance porch, lounge, dining room, kitchen with appliances, utility, guest cloakroom, conservatory, four bedrooms with ensuite to master and family bathroom. In addition, there is a driveway providing off road parking and giving direct access to garage and enclosed family garden.

Approach

Driveway leads to entrance porch.

Entrance Porch

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor.

Lounge

19' Into bay x 11' 1" (5.79m Into bay x 3.38m)

Bay widow to the front, feature fireplace with gas fire fitted, door though to:

Dining Room

10' 11" x 8' 9" (3.33m x 2.67m)

Space for dining table, French doors leading to conservatory and door through to kitchen.

Kitchen

12' 11" x 10' 7" (3.94m x 3.23m)

Fitted with base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include electric oven and grill with five ring gas hob and cooker hood above, integrated dishwasher, space for fridge freezer, tiled flooring and door through to utility.

Utility

6' 8" x 5' 4" (2.03m x 1.63m)

Fitted with base and wall mounted units, space and plumbing for automatic washing machine and tumble dryer, central heating boiler, door through to leading to garden and further door leading to guest cloakroom.

Guest Cloakroom

Fitted with a white suite comprising of low level WC, wash hand basin and obscure glazed window tot he side.

Conservatory

11' 10" x 11' 4" (3.61m x 3.45m)

Constructed of UPVC and brick with spot lights and door leading to rear garden.

First Floor Landing

Staircase rising to the first floor.

Bedroom One

14' 11" Max x 12' 6" Max (4.55m Max x 3.81m Max)

Fitted wardrobes providing hanging and shelving space, window to the front including shutters, door through to:

Ensuite

Fitted with a white suite comprising of low-level WC, wash hand basin fitted into vanity unit, separate shower cubicle, extractor fan and obscure glazed window to the side.

Bedroom Two

11' 4" x 9' 6" (3.45m x 2.90m)

Built-in wardrobes providing hanging and shelving space and two windows to the front.

Bedroom Three

10' 2" x 9' 5" (3.10m x 2.87m)

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

Bedroom Four

7' 3" x 7' (2.21m x 2.13m)

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

Family Bathroom

Fitted with a suit comprising of low level WC, wash hand basin, bath with cosmetics cabinet above.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking and giving direct access to garage.

Rear Of Property

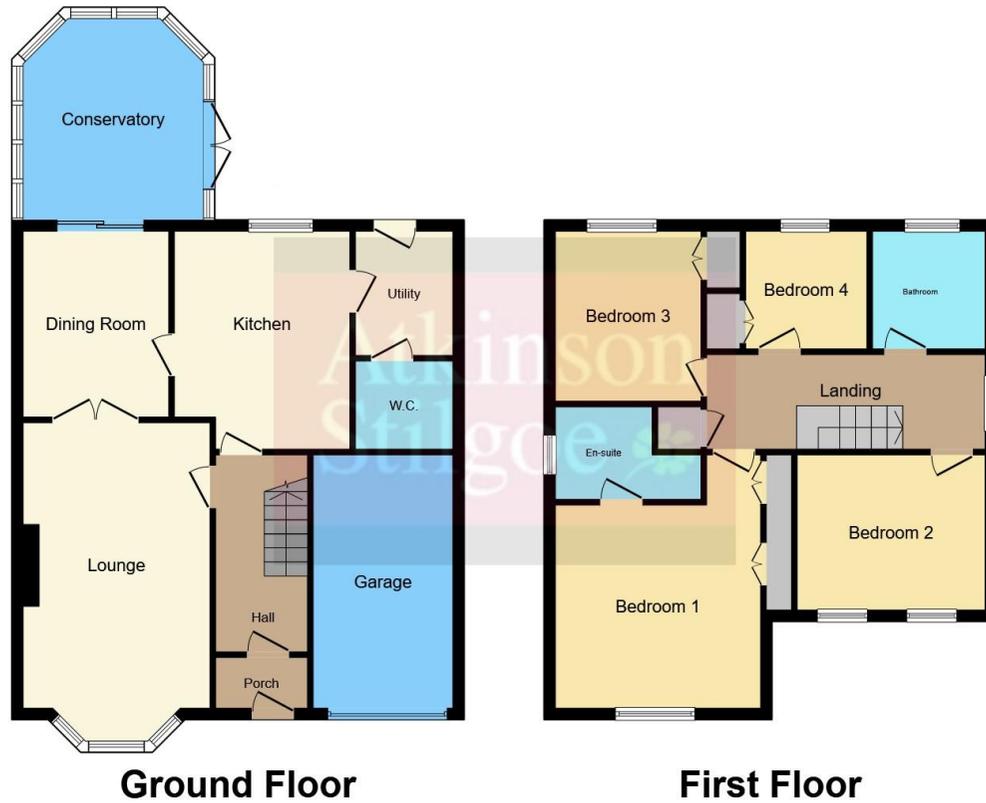
Enclosed rear garden later lawn with paved patio area.

Garage

16' 11" x 8' 2" (5.16m x 2.49m)

With automatic roller shutter doors, light and power.





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

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

view this property online atkinsonstilgoe.co.uk/Property/BAL106244



Tenure: Freehold



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