





## Property Description

A substantial five bedroom family home in Balsall Common, tucked away on the sought-after cul-de-sac of Arden Close. Offering four reception rooms, plus a large kitchen diner and utility as well as five large double bedrooms, three of which have ensembles, this home is ideally sized and situated for families looking to benefit from everything Balsall Common has to offer. With the village amenities on the doorstep and sitting just a fifteen minute walk from the Outstanding Balsall Common Primary School and Heart of England Secondary. The property has also been substantially updated with the installation of solar panels, 15kw battery and heat pump; the house has been made considerably more energy efficient and noticeably more cost-effective to run. The property also benefits from a double garage and driveway providing parking for three cars. NO CHAIN

## Approach

Tarmac drive, leading to canopy porch, front door leading to main entrance hallway.

## Entrance Hallway

With further doors leading to downstairs living room, study, family room, cloakroom, kitchen/diner, integrated garage and under stairs storage. Stairs to left rising to first floor landing.

## Guest Cloakroom

Fitted with a suite comprising of low-level WC, wash hand basin and obscure glazed window to the side.

## Family Room

Window to the front and rear, ample space for living room/dining furniture.

## Study

Windows to the side overlooking garden, ample space for dining room furniture.

## Utility Room

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink unit with mixer tap, space and plumbing for automatic washing machine space for tumble dryer, door with frosted window leading to rear of property.

## Understairs Cupboard

Providing hanging space for general storage/coats/shoes.

## Lounge

Feature fireplace with gas fire fitted, double patio doors leading to garden.

## Kitchen/Diner

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink unit with mixer tap, six ring gas hob, integral Russell Hobbs oven, six ring gas hob with Ciarra extractor over, integral Baumatic microwave, integrated dishwasher, integrated fridge. window facing side of property, double patio doors leading to garden, further door leading to utility.

## Storage

## First Floor Landing

Stairs rising to first floor landing with doors leading to five bedrooms, family bathroom and storage cupboard housing the hot water tank alongside shelving space.

## Master Bedroom

Large fitted wardrobes providing hanging and shelving space with sliding doors, windows to the side, door leading to en-suite.

## En-Suite

Fitted with a suite comprising of low-level WC, wash hand basin, bath, large shower cubicle, wall mounted cosmetics mirror, heated towel rail, obscure glazed window to the side.

## Bedroom Two

Window to the side, ample space for bedroom furniture, door leading to en-suite.

## En-Suite

Fitted with a suite comprising of low-level WC, wash hand basin, heated towel rail, large shower unit, extractor fan, obscure glazed window to the side.

## Bedroom Three

Window to the rear, ample space for bedroom furniture, door leading to en-suite.

## Bedroom Four

Window to the front.

## En-Suite

Fitted with a suite comprising of low level WC, wash hand basin, large double shower cubicle, wall mounted cosmetics mirror, heated towel rail, extractor fan, obscure glazed window to the front.

## Bedroom Five

Window to the front.

## Family Bathroom

Fitted with a suite comprising of low level WC, wash hand basin, bath, shower, heated towel rail and obscure glazed window to the rear.

## Garage

Integral garage with up and over door, light and power. Housing solar 15kw battery.

## Outside

## Front Of Property

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

## Rear Garden

A private wrap-around garden laid to lawn with patio area, gated side access to the front of property, double electric socket providing power, mature shrubs and borders.

## Double Garage

Automatic up and over door, light and power.





**Ground Floor**



**First Floor**

Total floor area 216.7 m<sup>2</sup> (2,333 sq.ft.) approx

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EPC Rating: B Council Tax  
 Band: G

Tenure: Freehold

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