





Property Description

A charming four-bedroom semi-detached house, including a self-contained one-bedroom annex, offering flexible family living. Set on a generous plot with a large rear garden and clear scope for further development of the existing outbuildings. This well-proportioned home blends character with a beautiful modern finish and is ideal for multi-generational living, rental income, or a buyer looking to add value. Briefly comprising guest cloakroom, lounge, snug, kitchen/diner, three bedrooms and family bathroom, in addition there is a driveway providing off road parking for approximately four cars and private rear garden. Must be viewed to be appreciated.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor, Karndean flooring and cast iron radiator.

Guest Cloakroom

Fitted with low level WC and wash hand basin fitted into vanity unit.

Lounge

Bay window at the front, complete with elegant shutters, feature fireplace showcasing an open coal fire set against slate tiling, framed by a cast iron surround and topped with a classic mantle.

Snug

Having vertical radiator and Karndean flooring.

Kitchen / Diner

Fitted with a range of base and wall mounted units with complementary work surfaces, Belfast sink and drainer unit with mixer tap. Appliances to include electric oven and grill with combination microwave and five ring induction hob with floating extractor fan, integrated dishwasher, full height integrated fridge and freezer, Karndean flooring, oak bench and shelving, ample space for dining table, window to the rear and door leading to annexe.

Annexe

Self-contained with it's own front door and garden access.

Annexe Living / Kitchen

Fitted with a range of base and wall mounted units with complementary Quartz work surfaces, Belfast sink and drainer unit with mixer tap, integrated washing machine, fridge freezer, ample space for sofa, Amtico flooring and door leading to garden.

Annexe Bedroom

Window to the front, bi-fold doors to the side leading to garden and patio area, air conditioning unit.

Annexe Shower Room

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, level access shower with rainfall shower head, heated towel rail and Amtico Flooring.

First Floor Landing

Staircase rising to the first floor, loft hatch giving access to part boarded roof space with light and ladder.

Master Bedroom

Fitted wardrobes providing hanging and shelving space, cast iron radiator and window to the rear.

Bedroom Two

Two fitted wardrobes providing hanging and shelving space, window to the front.

Bedroom Three

Window to the rear overlooking garden, cast iron radiator.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, bath, shower with waterfall shower head, heated towel rail and window to the front with shutters.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking for approximately four cars.

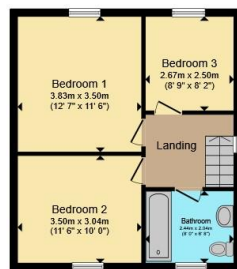
Rear Garden

The property boasts a generous private garden, predominantly laid to lawn and complemented by a welcoming patio area — perfect for outdoor entertaining. Mature fruit trees, a flourishing gooseberry bush, and a dedicated vegetable plot add charm and practicality, while a feature pond and greenhouse enhance the appeal for nature lovers. A breeze block barbecue offers a rustic touch for summer gatherings. Two versatile outbuildings, both equipped with light and power, provide ample space for a workshop and store room. Completing the garden is a stylish seating area with a striking chrome ball water feature, creating a tranquil spot to relax and unwind.

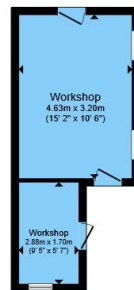




Ground Floor



First Floor



Outbuilding

Total floor area 186.8 m² (2,010 sq.ft.) approx

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.propertybox.io



To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

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