







## Property Description

A lovely and surprisingly spacious three bedroom semi-detached property in the sought after Balsall Common, less than a mile from the Outstanding Balsall Common Primary School and Heart of England Secondary. With the village right on the doorstep, Berkswell Station minutes down the road and easy access to the NEC and Birmingham International; this fantastic family home really is in the perfect position. Briefly comprising entrance hallway, lounge, kitchen, utility, three bedrooms and shower room, in addition there is driveway providing off road parking, private rear garden and garage. No upward chain

## Approach

Front door leads to:

## Entrance Hallway

Staircase rising to the first floor, storage cupboard and Karndean flooring.

## Lounge

14' x 11' 4" ( 4.27m x 3.45m )

Feature fireplace with freestanding electric fire fitted, Karndean flooring.

## Kitchen

12' 1" x 10' 7" ( 3.68m x 3.23m )

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer with mixer tap, electric freestanding oven and hob, space and plumbing for dishwasher, space for fridge and freezer and window to the rear overlooking garden.

## Utility

12' 11" Max x 6' 10" ( 3.94m Max x 2.08m )

Fitted with base units with complementary work surfaces and storage cupboards, stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine and window to the rear overlooking garden.

## First Floor Landing

Staircase rising from the entrance hall, airing cupboard providing storage space, loft hatch giving access to part boarded loft space with light.

## Master Bedroom

14' x 10' 9" Max ( 4.27m x 3.28m Max )

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

## Bedroom Two

12' 1" x 10' 9" Max ( 3.68m x 3.28m Max )

Fitted wardrobes providing hanging and shelving space, window to the rear overlooking garden.

## Bedroom Three

9' 11" Max x 7' 6" Max ( 3.02m Max x 2.29m Max )

Built-in wardrobes providing hanging and shelving space, window to the front.

## Shower Room

Fitted with low level WC, wash hand basin, shower with shower tray and screen, heated towel rail and obscure window to the rear.

## Outside

### Front Of Property

Gravel driveway providing off road parking.

### Rear Of Property

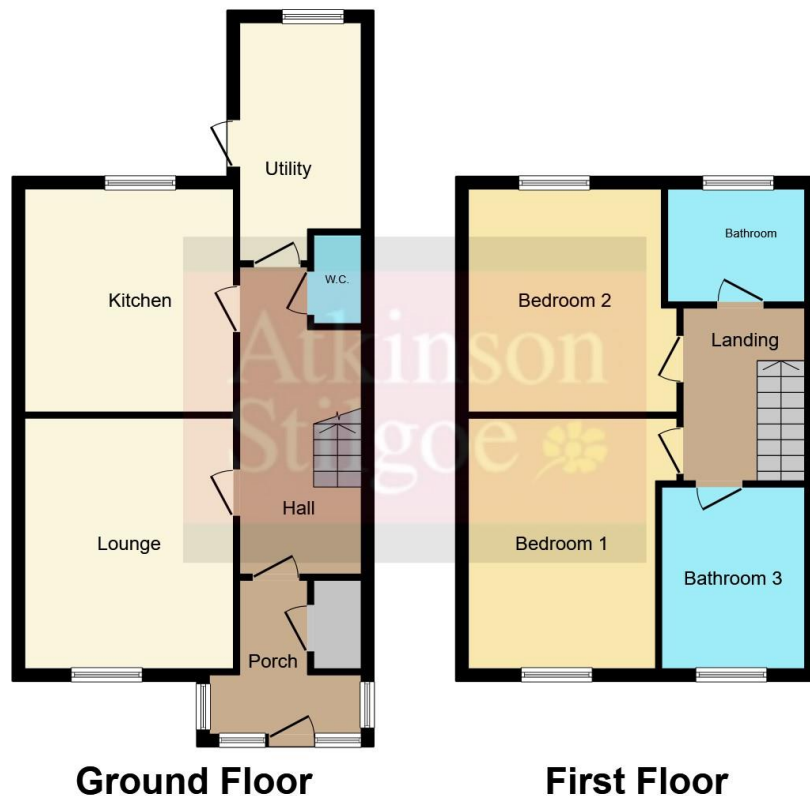
Private rear garden part lawn and part gravel.

## Garage

En-bloc - Up and over manual door with light and power.







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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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