





Property Description

A beautiful family home situated in a quiet, idyllic location with open views of the woods to the front. Offering approximately 2000 ft², being recently refurbished throughout to a high specification, with four double bedrooms, luxury ensuite, open plan living/dining/kitchen, recently fitted by Hampton Homes, good size utility room, bi-fold doors to landscaped garden, light and airy lounge with media wall, separate dining room, integral double garage, Hive central heating system, no upward chain.

Approach

Front door leads to:

Entrance Hallway

Staircase rising to the first floor, door through to:

Guest Cloakroom

Refitted with contemporary suite comprising of Low level WC and wash hand basin fitted into vanity unit.

Lounge

Light and airy room, fabulous media wall with feature fireplace, double doors leading to dining room.

Dining Room

Double doors overlooking and leading to garden.

Kitchen / Family Room

Designer kitchen by Hampton Homes, with a range of contemporary base and wall mounted units with Quartz work surfaces, Quooker boiling tap, appliances to include, double electric oven and grill with induction hob and extractor fan, fridge freezer, wine cooler, open plan to family area with space for dining table and sofa, windows to the side, bi-fold doors leading to garden.

Utility Room

Fitted with base and wall mounted units with stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine and tumble dryer, built in storage cupboard, wall mounted central heating boiler, door to the side leading to garden and integral door leading to garage.

First Floor Landing

Staircase rising from the hallway, loft hatch giving access to large loft with retractable ladder.

Master Bedroom

Fitted wardrobes providing hanging and shelving space, window to the front, separate dressing area with dressing table, door through to:

Ensuite

Recently fitted by Hampton Homes, Japanese toilet, double walk in shower with remote control, wash hand basin fitted into vanity unit, cosmetics cabinet, under floor heating,

Bedroom Two

Wardrobes providing hanging and shelving space, window to the front.

Bedroom Three

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

Bedroom Four

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

Family Bathroom

Four piece suite comprising of low level WC, wash hand basin, double shower cubicle, bath, heated towel rail and obscure glazed window to the rear.

Outside

Front Of Property

Driveway to the front providing off road parking, EV charging point, gated side access.

Rear Garden

The south-facing rear garden has been professionally landscaped, offering a beautifully kept lawn and a generous porcelain patio ideal for outdoor dining and entertaining, with a pathway leading to the home office/gym at the rear.

Gym / Office

A fabulous garden room with bi-fold doors to the front, wall mounted heater, ceiling downlighters and wood effect flooring.

Double Garage

Up and over door, light and power and door through to utility.









Total floor area 173.4 m² (1,867 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



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150 Station Road Balsall Common
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EPC Rating: C Council Tax
 Band: G

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Tenure: Freehold



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