



Station Road Balsall Common CV7 7FG

for sale offers over
£550,000



Property Description

A beautifully presented and considerably extended four bedroom family home in the centre of the ever-popular Balsall Common, just a few minutes' walk from shops, pubs and Berkswell Train Station, as well as Heart of England Secondary School and the Outstanding Balsall Common Primary. Offering a high specification and finish throughout, the property benefits from being in a truly turn-key condition, ideal for anyone looking for their new home with no work or upgrades required. With a luxury garden cabin offering additional space and featuring a fitted bar area, as well as a large open-plan kitchen/dining/living area; the two combine to create the perfect property for entertaining and large gatherings.

Approach

Canopy porch leading to front door in turn leading through to:

Entrance Hallway

Staircase rising to the first floor landing; contemporary glass banister; 1 M² Marble Porcelain tiled floor; door through to:

Guest Cloakroom

Fitted with a white suite comprising low level WC; wash handbasin with mixer tap fitted into vanity unit; automatic light and extractor fan.

Lounge

UPVC double glazed window to the front with shutters; radiator; TV aerial point.

Living / Dining Kitchen

Fitted with a range of white gloss fronted base and wall mounted units incorporating deep pan drawer units with soft door closures; granite work surface and breakfast bar; stainless steel sink and drainer unit with mixer tap; range of built-in appliances to include four ring induction hob with stainless steel canopy hood above; Bosch stainless steel electric oven and grill; matching built-in microwave oven; integral fridge/freezer and dishwasher; ceiling downlighters; feature ceiling pendants; LIVING/DINING AREA with bi-fold doors with remote control blinds leading to patio and overlooking garden; three Velux roof lights; feature vaulted ceiling; wall mounted TV aerial socket; two radiators; 1 M² Marble Porcelain tiled floor and door through to:

Utility

Fitted with a range of white gloss wall mounted units, larger unit and granite work surfaces, space and plumbing for automatic washing machine and tumble dryer, continuation of 1M² Marble Porcelain tiled flooring and Velux roof light.

Study

Window to the rear overlooking garden; radiator; continuation of 1 M² Marble Porcelain tiled flooring; integral door through to garage; Velux window; ceiling downlighters.

First Floor Landing

Staircase rising from the hallway and loft hatch giving access to part boarded roof space.

Bedroom One

Window to the front with fitted shutters; door through to:

Ensuite

Fitted with a white contemporary suite comprising of walk-in shower cubicle with twin shower heads; low level wc; wash handbasin with mixer tap set into vanity unit with illuminated cosmetics mirror and cabinet above; built-in linen cupboard; ceramic tiling; heated towel rail; Porcelanosa tiling to walls and floor; obscure glazed window to the front.

Bedroom Two

Window to the front with fitted shutters.

Bedroom Three

Window to the rear overlooking garden.

Bedroom Four

Window to the rear overlooking garden.

Family Bathroom

Fitted with a white luxury suite comprising of bath with mixer tap; walk-in shower cubicle with twin shower heads; low level WC; wash handbasin with mixer tap set into vanity unit with illuminated cosmetics cupboard above; heated towel rail; Porcelanosa tiling to walls and floor; obscure glazed window to the rear.

Outside

Front Of Property

To the front of the property is a gravel driveway providing off road parking for several vehicles; gated side access leading to rear garden; electrics are in place for security gates if desired.

Rear Garden

144- foot landscaped rear garden having large patio area suitable for entertaining; railway sleepers with bedding plants; hedgerow; large lawn; mature trees, large decking area, garden cabin, two tool sheds, and gated side access.

Cabin

5X5 metre luxury cabin featuring a professionally fitted Defra approved log burner, bar area, electrics and internet.

Integral Garage

Fitted with remote control door; light and power; door to the side leading to garden; integral door through to study; wall mounted Worcester central heating system.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor



First Floor



Outbuilding

Total floor area 146.8 m² (1,580 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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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold



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