





## Property Description

Peacefully positioned away from main roads yet perfectly placed to enjoy everything Balsall Common has to offer — the village centre, excellent local schools, Berkswell train station, and scenic countryside walks. The home provides flexible living space, featuring four generous double bedrooms, all with fitted wardrobes, including a master bedroom with a large en-suite. The family bathroom is also spacious, offering both a bath and a separate free-standing shower.

On the ground floor, you'll find three versatile reception rooms (ideal as a living room, dining room, study, or adapted to suit your lifestyle), along with a kitchen, utility room, cloakroom, and internal access to the double garage.

The property benefits from substantial off-road parking, with a driveway accommodating up to four cars. Mature gardens that flourish beautifully in spring and summer create a tranquil setting, complementing this spacious and superbly located home in the sought-after village of Balsall Common. Offered for sale with no upward chain.

## Approach

Tarmac driveway leads to:

## Entrance Porch

UPVC porch door leads through to front door.

## Entrance Hallway

Staircase rising to the first floor, and Karndean flooring.

## Guest Cloak Room

Fitted with a suite comprising of low-level WC, and wash hand basin.



## Lounge

Bay window to the front, feature fireplace with gas fire fitted, two chandelier style ceiling lights, double doors through to dining room.

## Dining Room

Patio doors leading to garden, Karndean flooring.

## Study

Bay window to the rear.

## Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, ceramic sink and draining units with mixer tap, appliances to include electric oven and grill with gas hob and cooker hood above, integrated dishwasher and fridge freezer, breakfast bar with seating for two, window to the rear overlooking garden and door through to utility.

## Utility

Fitted with base units and storage cupboards, stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine and tumble dryer, wall hung central heating boiler and door to the side, access to understairs storage cupboard and integral garage.

## First Floor Landing

Staircase rising from the hallway, loft hatch giving access to roof space, airing cupboard housing hot water tank.

## Master Bedroom

Built-in wardrobes providing hanging and shelving space, window to the front and door through to:

## Ensuite

Fitted with a white suite comprising of low-level WC, wash hand basin fitted into vanity unit, shower cubicle, extractor fan, heated towel rail and obscure glazed window to the front.

## Bedroom Two

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

## Bedroom Three

Built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

## Bedroom Four

Built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

## Large Family Bathroom

Fitted with a white suite comprising of low-level WC, wash hand basin, bath, separate shower cubicle and obscure glazed window to the rear.

## Outside

### Double Garage

Fitted with two manual up and over doors, light and power.

### Front Of Property

To the front of the property, a generous driveway offers off-road parking for up to four cars and leads directly to the double garage. A spacious lawned garden with mature trees and shrubs and gated access to the rear.

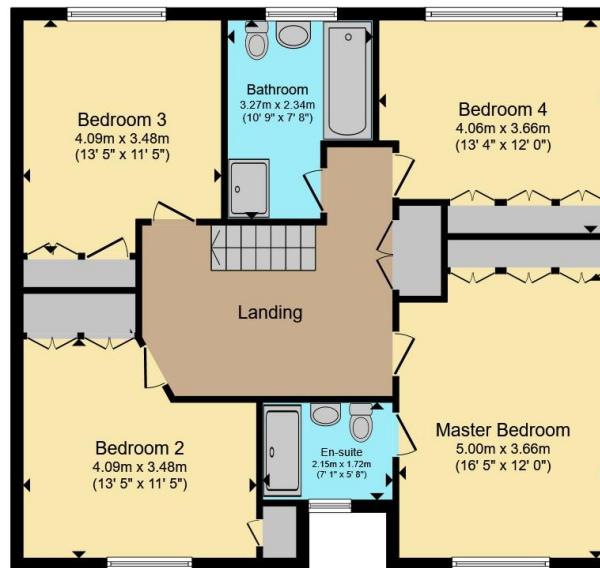
### Rear Of Property

Private rear garden, laid mainly to lawn with mature shrubs and borders and patio area.





**Ground Floor**



**First Floor**

Total floor area 198.5 m<sup>2</sup> (2,136 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](http://www.propertybox.io)

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EPC Rating: C    Council Tax  
Band: G

Tenure: Freehold

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