





### Property Description

A beautifully presented home with generous driveway, double garage and gated garden access. Inside, the property offers a warm, traditional feel with wooden floors, a feature staircase and spacious reception rooms including a bay-fronted living room with French doors and fireplace, plus a versatile dining/playroom.

The standout feature is the stunning recently extended kitchen/diner with high-spec appliances, bespoke design and bi-fold doors opening onto a landscaped, private garden—perfect for entertaining. Additional ground floor benefits include a study, cloakroom and utility.

Upstairs, the principal bedroom boasts semi-vaulted ceilings, fitted wardrobes and a modern en-suite, alongside further well-proportioned bedrooms and a stylish family bathroom.

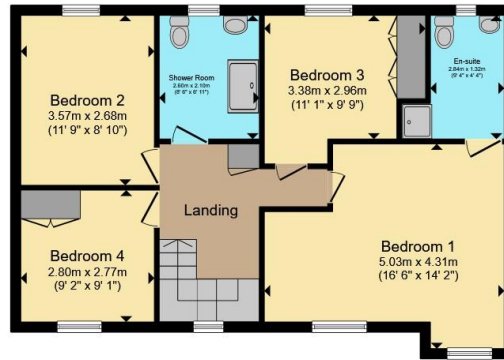
Outside, the peaceful, landscaped garden and large patio create an ideal entertaining space. A fantastic home in a great location—viewing highly recommended.







**Ground Floor**



**First Floor**

Total floor area 163.3 m<sup>2</sup> (1,758 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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150 Station Road Balsall Common  
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EPC Rating: C Council Tax  
 Band: G

Tenure: Freehold

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