





## Property Description

A fantastic opportunity to acquire a three-bedroom home in the heart of Balsall Common. The property benefits from a rear garage, granted planning permission, and architect drawings included within the photos.

- Off-road parking to the front, entrance hall leading to a spacious living room, kitchen with access to a utility/conservatory, bathroom with a separate W/C, three bedrooms, to the rear is a private garden laid mainly to lawn. No Upward Chain

## Approach

Parking to front of property and space to side leading to Garage at rear. Canopied porch leading into entrance hall.

## Entrance Hall

Stairs rising to first floor, door leading to living room.

## Living Room

14' 3" x 12' 2" ( 4.34m x 3.71m )

Box bay window to front of property, feature fireplace, under stairs storage cupboard.

## Kitchen

10' 7" x 7' 8" ( 3.23m x 2.34m )

Base units providing shelving and drawer space, chrome single bowl sink with drainer and hot and cold taps, storage cupboard housing electric oven/grill. Door leading to; bathroom and utility/conservatory.

## Utility/ Conservatory

10' 5" x 8' 5" ( 3.17m x 2.57m )

Currently used as a utility plus dining space. Space for appliances such as washing machine or tumble dryer. Doors out to garden to rear and door into W/C.

## Bathroom

Comprising of a white bath and white pedestal sink with hot and cold taps, electric shower over with a tiled splashback and laid flooring. Window to side overlooking conservatory.

## W/ C

High level, pull chain toilet with obscure glazed window to rear.

## Landing

Stairs from ground floor, doors leading to all rooms.

## Bedroom One

15' 3" x 8' 4" ( 4.65m x 2.54m )

Window to front of property, radiator

## Bedroom Two

11' 4" x 7' 4" ( 3.45m x 2.24m )

Window to rear of property overlooking garden, radiator.

## Bedroom Three

8' 4" x 7' 4" ( 2.54m x 2.24m )

Window to rear of property overlooking garden, radiator.

## Outside

Paved patio area leading to a laid lawn. Currently erecting a garage to the rear which will be completed before a property sale.

## Agents Notes:

Planning Permission architect drawings attached. Planning permission granted to make property into a 4 bedroom. Please see drawings.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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EPC Rating: E Council Tax  
 Band: D

**view this property online [atkinsonstilgoe.co.uk/Property/BAL105287](http://atkinsonstilgoe.co.uk/Property/BAL105287)**

Tenure: Freehold



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