



441 Station Road, Balsall Common

Offers in Region of **£725,000**



441 Station Road

Balsall Common, Coventry

PROPERTY IN BRIEF

Ginger are delighted to present this spacious and extended four bedroom, fully refurbished detached bungalow with the benefit of side annexe suite located in a quiet setting on the border of Balsall Common and Berkswell. Set along a private road and easy walking distance to Berkswell Train Station, Medical Centre, bus stops, village centre and easy reach of major road, rail and air links.

Although the property has already been substantially extended, there maybe opportunity to extend further or even go up. Ginger have not made an enquiries, but is a useful ' food for thought'.

This detached bungalow is flexible with its accommodation, and can easily be adapted to your lifestyle. Working for a family or a couple of all ages. Offering a welcoming hallway with oak floors that continue through the majority of the property, having three double bedrooms in the main bungalow, with shower room, modern kitchen and a large extended lounge dining area with bifold doors leading out to the extensive and private rear garden and patio.

The annexe accommodation works perfectly, should you have an elderly relative that needs to live with you, a teenager wanting their own space, or perhaps as a rental situation. The annexe provides a lounge /sitting area, bedroom with bifold doors, and en-suite shower room. So flexible.

In addition, there is a large garage, with utility and WC to the rear, as well as generous parking to the front of the property. One of the key features being the extensive south-facing rear garden with a private aspect, large patio, and grass area.

APPROACH

This property delivers a generous tarmac drive to the front offering parking for several cars. There's access into the garage, side access via the shed to the garden, and a storm porch.

LIVING ACCOMMODATION

The moment you step through the front partially glazed door into the hallway you will immediately appreciate the space on offer and the quality of the refurbishment; the real oak floors, complimentary skirting boards, oak doors and the pleasant and neutral décor. The hallway stretches around in various directions to give access to all the key room as well as a handy storage cupboard.

The lounge dining space has been extended, and delivers superb floor space, working really well for a larger family, providing space for multiple sofas, media centre, bookcases and the family size dining table. What we particularly love about this space is how light and bright it is, particularly with the bi-fold doors opening out onto the patio and private south-facing garden, with a lantern skylight above the extension, and window to side there is no concern for light. In addition, the oak floors continue through from the hallway, which maintains a traditional and classy feel, with accompanying décor. There's also a feature fireplace, and the sliding door leading into the kitchen, with a further door into the annexe accommodation off to the side.

The kitchen has been refurbished as part of the main work done to the property, and delivers a light grey shaker style kitchen, which is modern having light work surfaces, a large sink and drainer, built-in dishwasher, built-in double oven and microwave, fridge/ freezer as well as a five-ring gas hob and extract over. There is a window to the front elevation, spot lighting, and the continuation of the oak floors that flow into this space from the lounge diner. Having a sliding pocket door, is nice to be able to open up when busy entertaining or cooking, but when you don't wish to see the kitchen and the awaiting dishes, it's nice to be able to close it off.





FLEXIBLE BEDROOM ACCOMMODATION

The annexe part of the house, is the main bedroom you are likely to use. However, the main area bedrooms do offer three doubles to choose from.

All these three bedrooms are accessed from the entrance hall, and again have flexible uses, particularly the rear bedroom, which technically bedroom two, the current owners use as an office, boasting French patio doors opening out into the garden which, if you are a busy homemaker is a nice space to take in the garden view, and open out the French doors on those warmer days. This room also has the benefit of the oak floors, and a modern tall radiator.

To the front, there is a larger double bedroom with window to the front elevation leaving plenty of space for regular bedroom furniture and a great wall for wardrobes. This room is beautifully styled with a feature wall covering, radiator, spotlighting and easy to manage flooring.

The smaller of these three bedrooms is also set to the front of the property, a smaller double/large single room beautifully presented with oak floors and skirting boards to compliment and a window to the front elevation with a modern radiator, again, a flexible space, and should you work from home or require a study/library, than this room is possibly the room of choice.

The main shower room is located off the hallway, offering a modern suite, and a wet room shower facility with nonslip flooring and modern light tiles set all the way around. Having a mains-fed shower with both rain head and handheld attachment, a WC with dual flush and a pedestal wash basin with mixer tap. There is also a tall ladder radiator, and mosaic tile boarder to contrast the main tiles. There is a flower pattern opening double glazed window to the rear, ceiling spotlights and extractor. If you wanted to install a shower screen this would be easy to do or even a bath.



ANNEXE

The annexe accommodation is a fantastic addition to this home, set as a west-wing opens up flexibility of this property. Whether you're looking at this home for the family, and need the space, then this additional side space really adds to your demands.

Alternatively, should you have a member of the family that needs ground floor shared accommodation but their own space within, then this works really well for them, or a teenage member of the family who would quite like their own living space for them and their friends, whilst having a bedroom and separate washing facilities

First of all, the door opens in from the lounge dining area into this sitting lounge area, this is a great lounge, offering plenty floor space for sofas chairs and media centre with a loft access with pulled down ladders, window to the front television and the passageway leading to the shower room and bedroom. Alternatively, if not using as an annex, then this also offers an additional reception room, or could also be a further fifth bedroom.

The main bedroom in the annexe is the largest of the property, and considered bedroom number one because of the en-suite/ shower room facilities. The bedroom is spacious, boasting bifold doors to the rear opening out onto the patio and garden, as well as additional Velux skylight to ensure this room is kept nice and bright. This spacious bedroom provides good wall space for wardrobes, a large bed and side tables.

The shower room in the annexe is modern, offering a contrasting white and black suite, with large corner shower having mains fed control, easy to manage panelling, and a black sliding door. There is a white hi-gloss vanity unit with sink and mixer tap for good storage, as well as WC. We love the modern tiling which is neutral with contrasting mosaic border, as well as a ladder radiator and floor tiles for ease of cleaning. This also has a shaver point, spotlights and extractor.

LARGE GARAGE, UTILITY AND WC

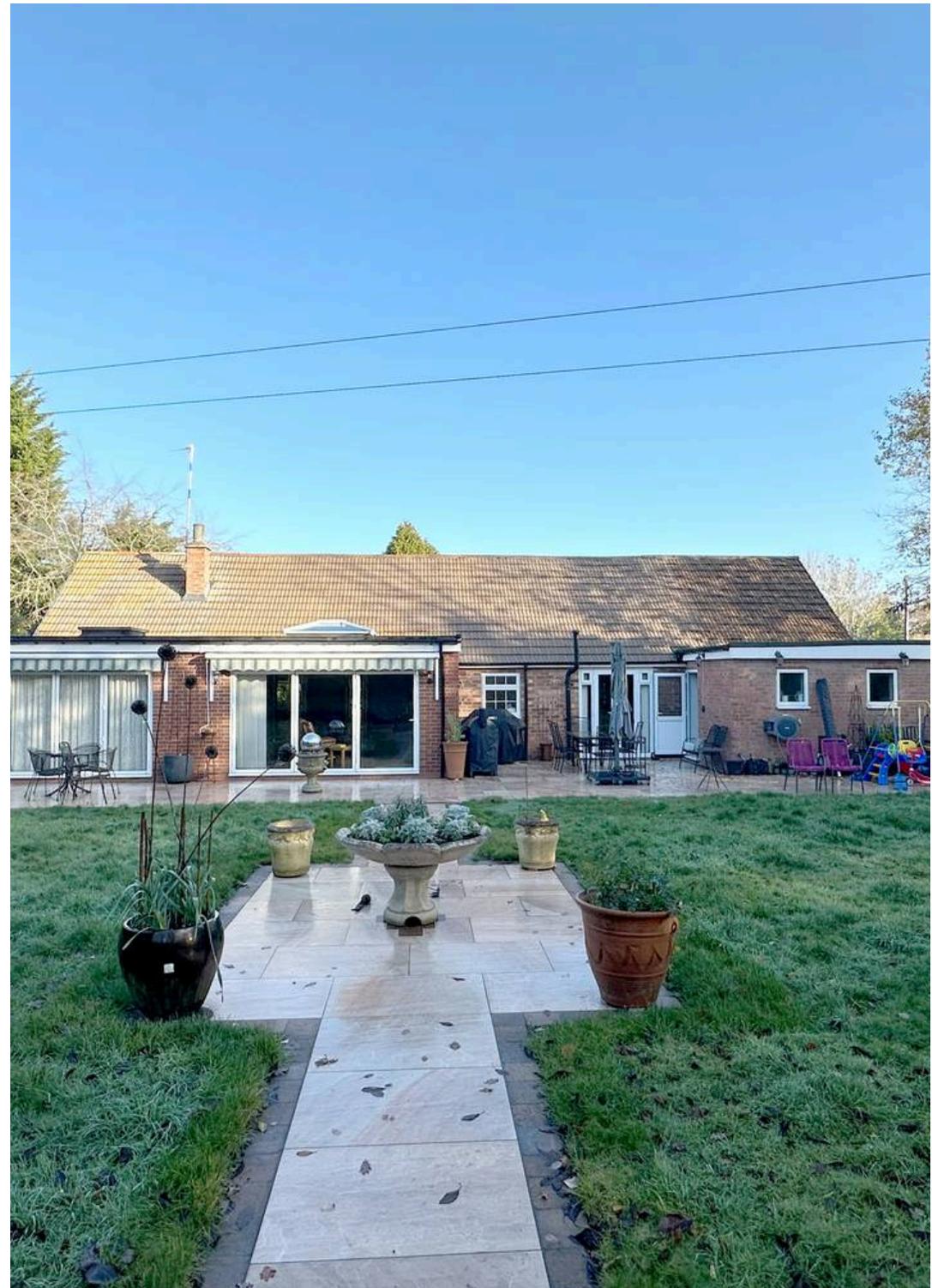
The garage opens up other options should you require more rooms, whether creating more bedrooms, master suite, home office etc this is a great space for alternative uses, subject to permissions. Also, affording scope to go upwards. For now, the garage is a great size, set to the side of the property having electric remote roller shutter vehicle access door to the front, windows to the side, and tiled flooring for ease of cleaning for the garage / workshop enthusiast. There is access to the loft space, with a pulled down ladder, and a further door to the rear which leads into the utility. The garage has useful storage cupboards, lighting and power.

Further rear, is the utility room, which has a door leading out to the garden and patio, as well as some storage cupboards, a sink and drainer with work surface space, plumbing for your washing machine and dryer and space for a spare fridge freezer, as well as a further separate downstairs WC.

EXTENSIVE GARDEN

The first question to ask course is the direction of the garden, which you will be pleased to hear is South-facing. Not only that, but the garden is particularly private, and extensive, where you were really get a sense of the large plot that this property is set upon. With the refurbishment, the owners have had a new patio area placed down, which stretches the full width of the property, providing good space for outdoor dining furniture, sun lounges and of course the obligatory barbecue. Not to forget, the bifold doors across the rear in the two bedrooms and the main living room, means this property can open up on those sunny days which is great for the family or particularly entertaining friends.

The garden is great for kids, providing a good lawn area, with plantations around the side and rear, and a sheltered tree background, to ensure the privacy of the home and garden.



ADDITIONAL INFORMATION

We are advised the property is Freehold. Your solicitor must seek confirmation.

This is a private unadopted road.

We are advised the council tax band E is payable to Solihull Metropolitan Borough Council.

EPC - Full report can be obtained from the agent.

Property refurbished and extended 2018

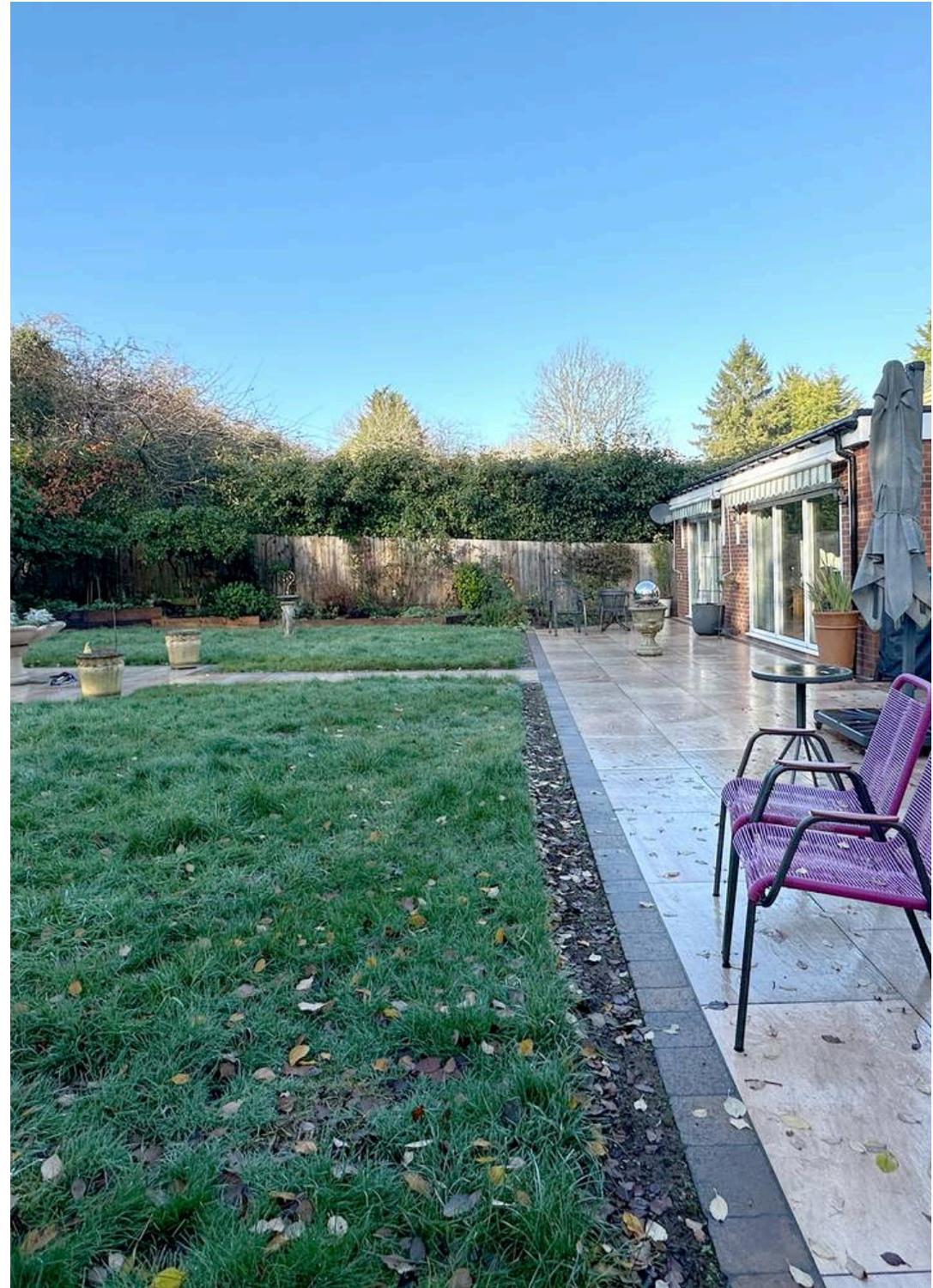
Loft is boarded, insulated, lighting and ladders from annexe living space

Combi boiler 7 years old and serviced

Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

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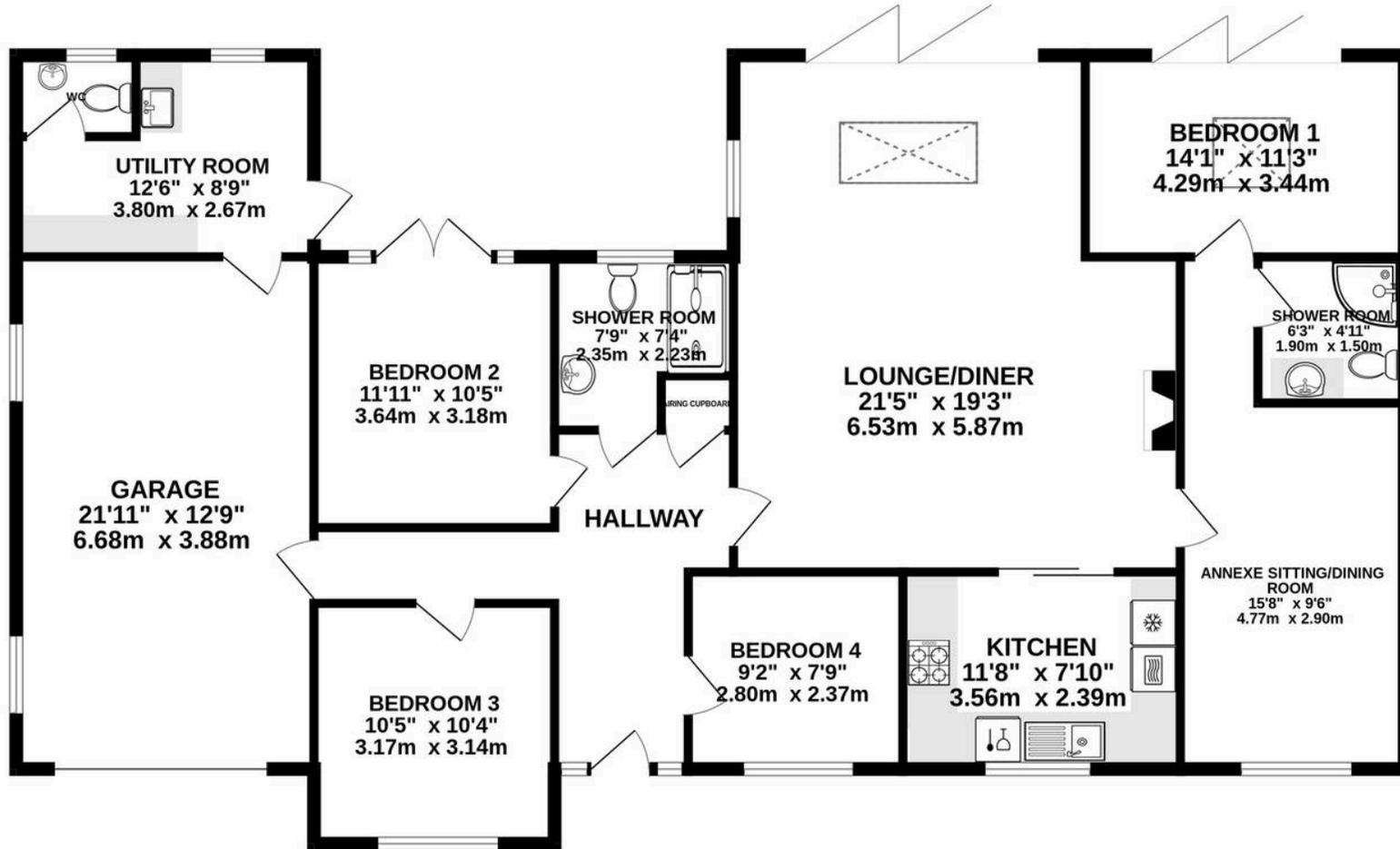
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GROUND FLOOR
1693 sq.ft. (157.3 sq.m.) approx.



4 BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA : 1693 sq.ft. (157.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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