





Property Description

Situated in the sought-after village of Berkswell, this beautifully designed bungalow offers contemporary living with countryside views. Accessed via private electric gates, the home features underfloor heating, air source heat pumps with battery storage, and elegant herringbone flooring. A stunning German kitchen with granite worktops and integrated Samsung appliances opens via bi-fold doors onto a south-facing wraparound garden. Additional benefits include Porcelanosa bathrooms, utility room, EV charger, carport parking, and a 10-year warranty.

Entrance Hallway

An impressive entrance featuring smoked oak herringbone-style flooring, setting the tone for the quality throughout. From here, all accommodation is conveniently arranged.

Family Bathroom

Elegantly finished with Porcelanosa tiling, comprising a bath with shower over, WC, vanity sink, and LED backlit mirror.

Bedroom Two

9' 6" x 7' 3" (2.90m x 2.21m)

A spacious double bedroom with a large front-facing window, offering ample room for fitted wardrobes, a double bed, and wall-mounted media.

Principal Bedroom

12' 2" x 9' 6" (3.71m x 2.90m)

A superb main bedroom overlooking the surrounding greenbelt. Generous proportions allow for a king-size bed, fitted wardrobes, and media space, complemented by:

En Suite

Stylishly appointed with a walk-in shower, WC, vanity sink, and LED backlit mirror. A privacy-screened window provides natural light while maintaining discretion.

Bedroom Three

8' 7" x 5' 9" (2.62m x 1.75m)

A versatile single room, ideal as a home office, dressing room, or guest bedroom.

Kitchen / Living / Dining

22' 6" x 16' 6" (6.86m x 5.03m)

The heart of the home, this open-plan expansive space offers an outstanding specification. The German-designed kitchen features sleek, soft-close cabinetry, integrated appliances, and striking Silestone worktops. Five bi-fold doors flood the space with natural light and open onto the south-facing garden, creating seamless indoor-outdoor living.

Utility

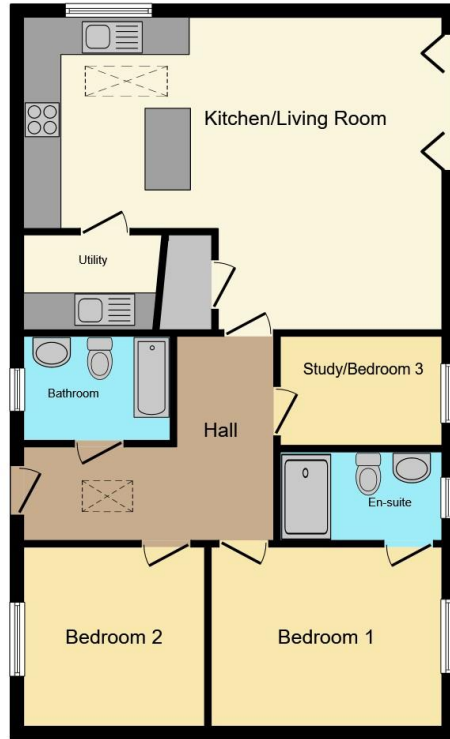
5' 4" x 5' (1.63m x 1.52m)

A practical separate utility room with plumbing for a washing machine and tumble dryer, a sink, additional storage, and a rooflight.

Outside

The property benefits from a private, south-facing garden-designed to be both attractive and manageable-with designated areas for bin storage and housing the air source heat pump and battery system. To the front, there are two allocated parking spaces, one beneath a brand-new carport, along with an EV charging point. Indian sandstone pathways link the front and rear, while mature planting provides year-round privacy from the access road.





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150 Station Road Balsall Common
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EPC Rating:
 Exempt

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Tenure: Freehold



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