







## Property Description

Situated on the highly desirable Dengate Drive in the heart of Balsall Common, this beautifully presented home offers the perfect blend of modern comfort, spacious living, and excellent convenience. With five bedrooms and three reception rooms, the property is perfect for families and benefits from being walking distance to Heart of England Secondary School, Balsall Common Primary, Berkswell Train Station and Balsall Common's shops and restaurants. Briefly comprising entrance hallway, lounge, breakfast kitchen, utility, study, four bedrooms with ensuite to master and family bathroom, in addition, there is a large driveway to the front of the property providing off road parking and giving direct access to double garage and private rear garden.

## Approach

Front door leads through to:

## Entrance Hallway

Staircase rising from the hallway, cupboard housing cloaks hooks.

## Lounge

Bay window to the front, feature fireplace with gas fire fitted, double doors leading to dining room.

## Dining Room

Patio doors to the rear overlooking and leading to garden,

## Study

Bay window to the rear.

## Breakfast Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include electric oven and grill with four ring gas hob and cooker hood above, integrated dishwasher and fridge freezer, window to the rear overlooking garden and door leading to utility.

## Utility

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, space and plumbing for automatic washing machine and tumble dryer, wall mounted central heating boiler and door leading to rear garden.

## Guest Cloakroom

Fitted with a white suite comprising of low level WC & Wash hand basin.

## First Floor Landing

## Master Bedroom

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

## Ensuite

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

## Bedroom Two

Three built-in wardrobes providing hanging and shelving space and window to the rear overlooking garden.

## Bedroom Three

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

## Bedroom Four

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

## Bedroom Five

Window to the rear overlooking garden.

## 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

### Front Of Property

To the front of the property there is a driveway providing off road parking for three cars and giving direct access to garage.

### Rear Garden

Private rear garden laid to lawn with patio area.

### Double Garage

Having two up and over doors, light and power.

### Buyer Aml Fee

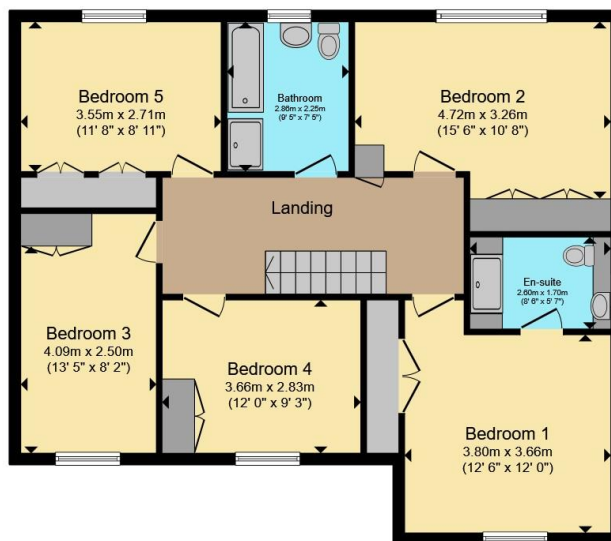
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**Ground Floor**



**First Floor**

Total floor area 182.3 m<sup>2</sup> (1,962 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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