





Property Description

An immaculately finished and thoughtfully extended two-bedroom semi-detached home on Benton Green Lane in Berkswell, just a couple of minutes' drive from the village making it ideal for access to shops, transport links and the sought-after Berkswell C of E Primary School. Having been thoroughly updated throughout, this offers the rare opportunity to purchase a truly turn-key property featuring a modern, extended kitchen diner, living room, two good sized bedrooms and a newly fitted shower room. Set back from the road, and featuring a large driveway providing ample off-road parking, the home also benefits from a detached double garage and large, private rear garden.

Approach

Entrance porch with windows to the front and side lead through to front door, in turn leads to staircase rising to first floor.

Guest Cloakroom

Fitted with low-level WC, wash hand basin fitted into vanity unit, heated towel rail and obscure glazed window to the rear.

Lounge

Bay window to the front with shutters, feature fireplace with gas fire fitted and under stairs storage cupboard.

Kitchen/Diner

Fitted with a range of base and wall mounted units with complementary work surfaces, ceramic Belfast sink and drainer with mixer tap, appliances to include electric double oven with induction hob, integrated dishwasher, space for American style fridge freezer, gas log fire, two Velux windows, additional window to the side, patio doors overlooking and leading to garden and further door leading to driveway.

First Floor Landing

Staircase rising from ground floor and loft hatch giving access to loft space.

Master Bedroom

Fitted wardrobes providing hanging and shelving space and window to the front.

Bedroom Two

Window to the rear overlooking garden.

Shower Room

Fitted with a white suite comprising of low-level WC, wash hand basin with mixer tap, shower, heated towel rail, extractor fan and obscure glazed window to the side.

Front Of Property

To the front of the property is a lawn garden with tarmac driveway to the side and side access to the rear.

Rear Garden

Private garden laid mainly to lawn with patio area, mature trees shrubs and borders.

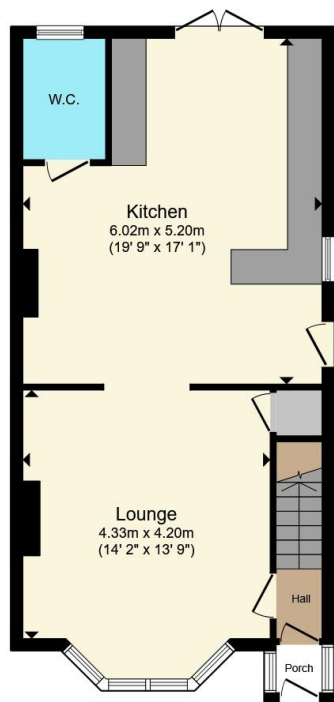
Double Garage

Fitted with two automatic up and over doors, light and Power.

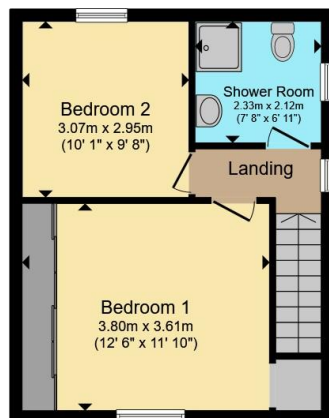
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

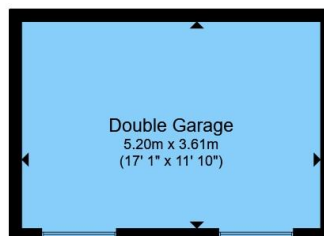




Ground Floor



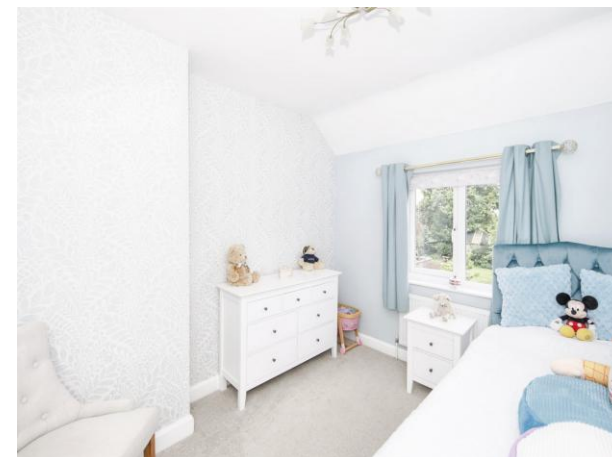
First Floor



Garage

Total floor area 109.9 m² (1,183 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



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150 Station Road Balsall Common
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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

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