





Property Description

A beautifully presented and thoughtfully updated three bedroom character property on the sought-after Benton Green Lane in Berkswell. This detached family home sits on a generous plot offering a large front garden, rear patio area with a feature fountain, a large and beautifully maintained and private rear garden and even a duck pond to the side of the property. The house itself benefits from fantastic living space, with two reception rooms, large breakfast kitchen, conservatory, three double bedrooms – with an ensuite to the master, and family bathroom. Perfectly located to be close to the village of Berkswell while benefitting from the seclusion offered by Benton Green Lane, this property really does offer the best of both worlds.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor landing.

Lounge

Bay window to the front and additional window to the side, feature fireplace with gas log fire and exposed ceiling beams.

Dining Room

Bay window to the front and additional window to the rear and feature fireplace.

Breakfast Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, NEFF appliances to include fan oven and integrated microwave with heat tray, induction hob and cooker hood above, integrated dishwasher, integrated fridge freezer, integrated automatic washing machine and tumble dryer, windows to the side and rear and door leading to conservatory and rear patio.

Conservatory

Constructed of brick and timber, underfloor heating, door leading to garden.

First Floor Landing

Staircase rising from the hallway, window to the front, cupboard providing storage space and loft hatch giving access to roof space with ladder.

Master Bedroom

Fitted wardrobes providing hanging and shelving space, triple aspect windows to the rear and side and door through to:

Ensuite

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

Bedroom Two

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

Bedroom Three

Fitted wardrobes providing hanging in shelving space with additional dressing furniture and drawers and window windows to the front and side.

Family Bathroom

Fitted with a white suite comprising of low-level WC, wash hand basin with mixer tap, bath, shower cubicle with twin waterfall shower head, extractor fan and obscure glazed window to the side and rear.

Outside

Front Of Property

To the front of the property, there is a driveway providing off-road parking and feature duck pond.

Rear Garden

Private rear garden laid mainly to lawn with patio area, feature fountain surrounded by a paved patio area, arched hedge leading to extended garden and separate seating area.

Outbuilding

Detached brick built outbuilding positioned to the rear of the garden, offering mains electric, water and live fowl drain.

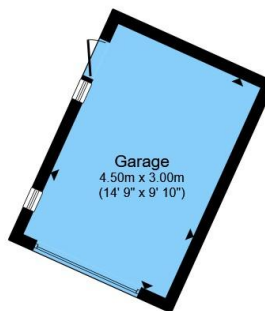
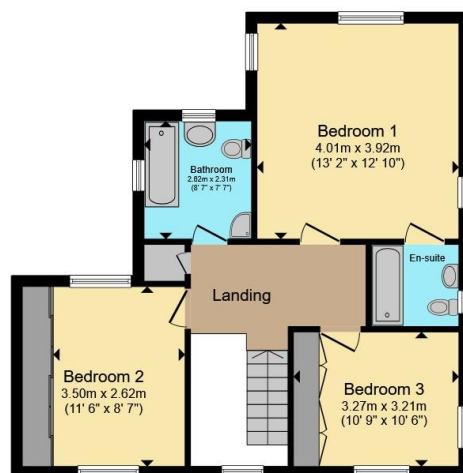
Garage

With automatic up and over doors light and Power, two obscure glazed side windows and side door.

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 144.5 m² (1,555 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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