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Property Description

A surprisingly spacious three bedroom family home in the sought after Balsall Common, just over half a mile from the Outstanding Balsall Common Primary School, with fantastic links to public transport and local amenities. Briefly comprising guest cloakroom, lounge, and a kitchen fitted with appliances, along with three bedrooms and a family bathroom. The property also benefits from a front garden and a private rear garden featuring a patio area.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to first floor, under stairs storage cupboard with additional built in under stairs storage.

Guest Cloakroom

Fitted with low level WC and wash hand basin.

Lounge

Window to the front.

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, breakfast bar with storage cupboards and room for 3 stools, appliances to include range style electric oven with five ring gas hob with cooker hood above, integrated fridge freezer, space and plumbing for automatic washing machine and window to the rear overlooking garden.

First Floor Landing

Staircase rising from the hallway, loft hatch giving access to roof space, airing cupboard providing storage.

Bedroom One

Window to the front.

Bedroom Two

Window to the rear overlooking garden.

Bedroom Three

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

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin, bath with shower over and shower screen, obscure glazed window to the rear.

Outside

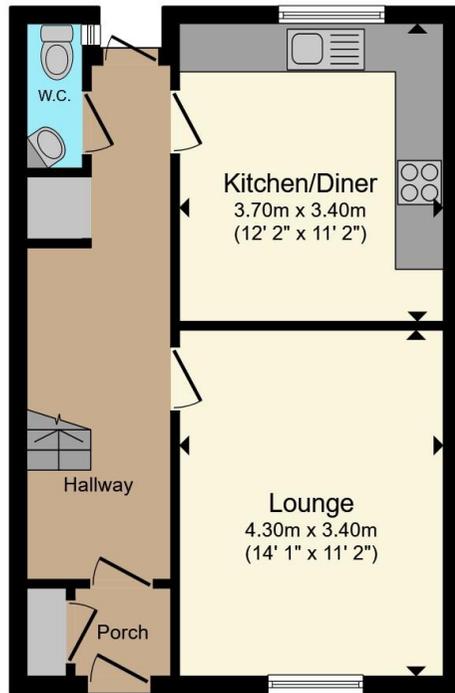
Front Of Property

At the front of the property, a lawned garden enjoys views over the green, with a pathway guiding you to the front door.

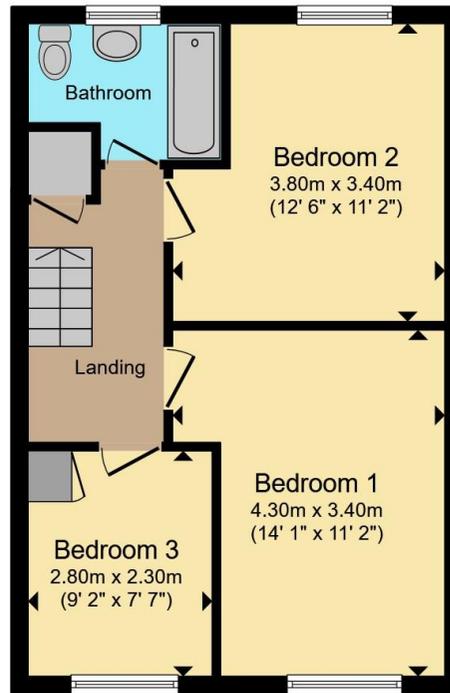
Rear Of Property

A private rear garden laid mainly to lawn with patio area, storage shed and gated rear access.





Ground Floor



First Floor

Total floor area 83.7 m² (901 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



To view this property please contact Atkinson Stilgoe on

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

view this property online atkinsonstilgoe.co.uk/Property/BAL106721

Tenure: Freehold



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