





Property Description

Nestled at the end of a quiet cul-de-sac, this thoughtfully extended property offers an ideal family home. Benefiting from easy access to Meriden, Birmingham Airport and Warwick University, whilst also offering all of the advantages of a quiet and secluded plot. With a downstairs bedroom and ensuite, there is also scope for multi-generational living or even rental potential. Briefly comprising, entrance hallway, guest cloakroom, lounge, kitchen/diner, utility, conservatory, one ground floor bedroom with ensuite shower room, three bedrooms to the first floor and family bathroom. In addition, there is a driveway providing off road parking and private South West facing rear garden.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor, complemented by engineered oak flooring.

Guest Cloakroom

Fitted with a suite comprising low level WC, wash hand basin and obscure glazed window to the front.

Lounge

Bay window to the front, engineered oak flooring and vertical radiator.

Kitchen / Diner

Fitted with a range of base and wall mounted units with complementary solid oak work surfaces, sink and drainer unit with mixer tap, appliances to include double electric oven with five ring gas hob and cooker hood above, integrated fridge, wall hung boiler, vertical radiator, door leading to pantry and utility, window to the rear overlooking garden and patio doors leading to conservatory.

Utility

Fitted with a range of base and wall mounted units with complementary work surfaces, extra storage cupboards, space for American style fridge freezer, dishwasher, automatic washing machine and tumble dryer, window to the rear and door leading to garden.

Conservatory

Constructed of UPVC and brick with tiled flooring and door leading to garden.

First Floor Landing

Staircase rising from the hallway, obscure glazed window to the side, airing cupboard and loft hatch giving access to roof space.

Bedroom One

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

Bedroom Two

Window to the rear.

Bedroom Three

Window to the front.

Bedroom Four (Ground Floor)

Window to the front, electric radiator and loft access, door through to:

En Suite Shower Room

Fitted with a suite comprising of wash hand basin fitted into vanity unit, shower cubicle and extractor fan.

Family Bathroom

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

Outside

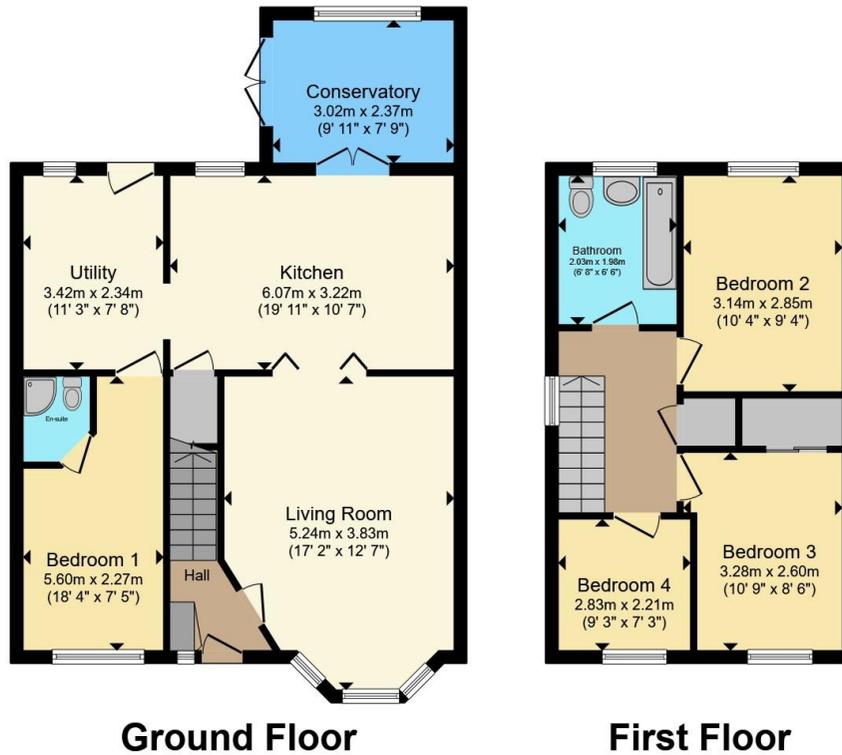
Front Of Property

To the front of the property, a tarmac driveway provides off-road parking for several cars, complemented by a garden area and two side gates offering access to the rear.

Rear Of Property

A private, south-west-facing rear garden laid to lawn, featuring a patio area along with a plum tree and a damson tree.





Total floor area 102.4 m² (1,102 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

view this property online atkinsonstilgoe.co.uk/Property/BAL106842

Tenure: Freehold



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