





Property Description

A well-presented three bedroom end-terrace home, ideally situated on the popular Watson Way in the highly sought-after village of Balsall Common. Just a 10 minute walk to Berkswell train station and Balsall Common's shops, restaurants and transport links and a comfortable walk to Balsall Common Primary School and Heart of England Secondary. Offering generous living space, private rear garden and conservatory, this property is perfectly suited to first-time buyers, second-steppers and growing families. Briefly comprising entrance hallway, guest cloakroom, lounge/diner, breakfast kitchen, conservatory, three bedrooms with ensuite to master and family bathroom, in addition there is an allocated parking space and private low maintenance rear garden. No upward Chain

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor with cupboard providing storage.

Guest Cloakroom

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

Lounge/Diner

Window to the rear, feature fireplace with gas fire fitted, under stair storage cupboard and patio doors leading to conservatory.

Breakfast Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and draining unit with mixer tap, appliances to include electric oven with gas hob and cooker hood above, space and plumbing for automatic washing machine, space for dishwasher, space for fridge freezer and bay window to the front.

Conservatory

Constructed of brick and UPVC, door leading to garden.

First Floor Landing

Staircase rising from the hallway, airing cupboard providing storage and loft hatch giving access to boarded large roof space with retractable ladder.

Master Bedroom

Fitted wardrobes providing hanging in shelving space, over stairs storage cupboard, two windows to the front and door through to:

Ensuite

Fitted with a white suite comprising of low-level WC, wash hand basin, shower cubicle, extractor fan and obscure glazed window to the front.

Bedroom Two

Window to the rear overlooking garden.

Bedroom Three

Window to the rear overlooking garden.

Family Bathroom

Fitted with a white suite comprising of low-level WC, wash hand basin, bath with mixer tap and showerhead attachment, shaver point, extractor fan and obscure glazed window to the side.

Outside

Front Of Property

A front pathway leads to the entrance, complemented by a mature, well-established garden.

Rear Garden

Private garden with low maintenance Astroturf fitted and patio area, and gated side access.

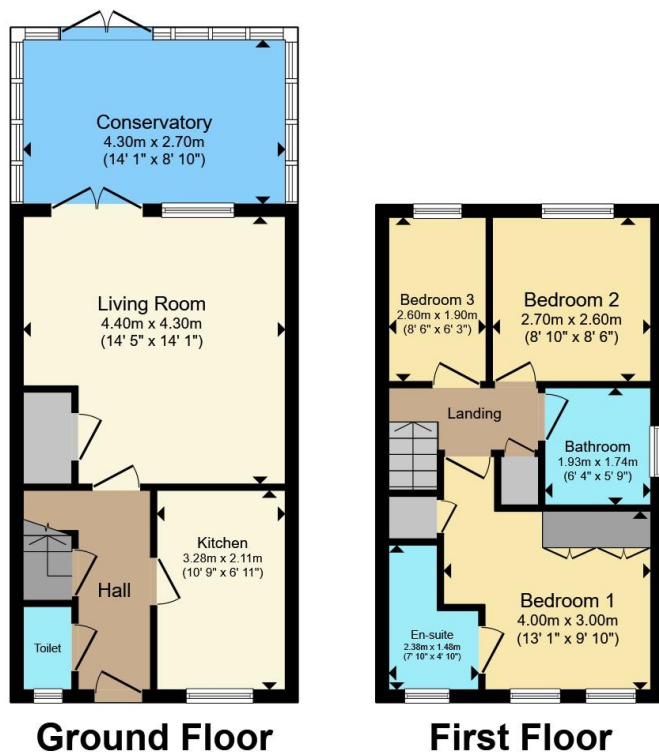
Garage

Up and over automatic door, 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.





Total floor area 79.3 m² (854 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: D

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106943



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Property Ref: BAL106943 - 0013