



Beverley Close Balsall Common CV7 7GA

for sale offers over
£550,000



Property Description

A four bedroom link-detached property situated in the sought after cul-de-sac location of Beverley Close within walking distance to Balsall Common shops, schools, amenities and local train station. Briefly comprising entrance hallway, L-shaped lounge/dining room with patio doors, open plan dining kitchen, downstairs shower room, four good size bedrooms and family bathroom, in addition, there is a double garage, driveway to the front and landscaped enclosed rear garden.

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.

Approach

Open canopy porch leads to front door, in turn leading through to UPVC double glazed front door leads through to entrance porch, further door leading through to reception hallway.

Reception Hallway

Staircase rising to the first floor landing, window to the side, understairs storage cupboard housing the central heating boiler, door through to:

Guest Cloakroom With Shower

Having low level WC, wash hand basin, separate shower cubicle with electric shower fitted and full ceramic tiling.

L-Shaped Lounge / Dining Room

Full length feature window to the front, further window to the rear, patio doors overlooking and leading to garden, feature fireplace with marble hearth and dining area.

Open Plan Dining Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for dishwasher, electric cooker point, wood effect flooring, dining/sitting area, patio doors to the rear overlooking and leading to garden, built-in storage cupboard, integral door through to garage.

First Floor Landing

Staircase rising from the hallway, loft hatch giving access to roof space.

Bedroom One

Window to the front

Bedroom Two

Built-in wardrobes to one wall providing hanging and shelving space, window to the rear and vanity unit with sink.

Bedroom Three

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

Bedroom Four

Built-in wardrobes to one wall providing hanging and shelving space, window to the rear.

Family Bathroom

Fitted with a white four piece suite comprising of bath with mixer tap and shower attachment separate shower cubicle with mains shower, low level WC, wash hand basin with mixer tap, ceramic tiled walls and obscure glazed window to the rear.

Outside

Integral Garage

Integral garage

Fitted with up and over door light and power, space and plumbing for automatic washing machine.

Second Garage

Fitted with up and over door light and power.

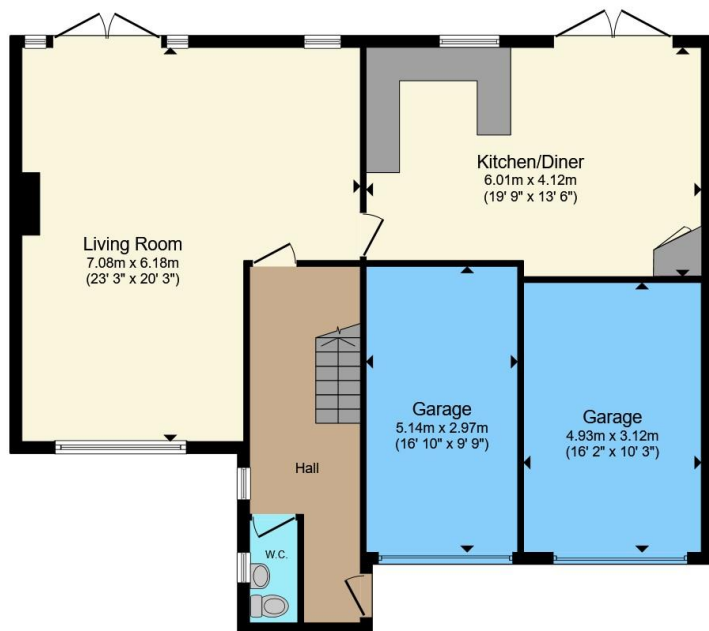
Front Of Property

To the front of the property there is a lawned garden, driveway providing off road parking and direct access to garages.

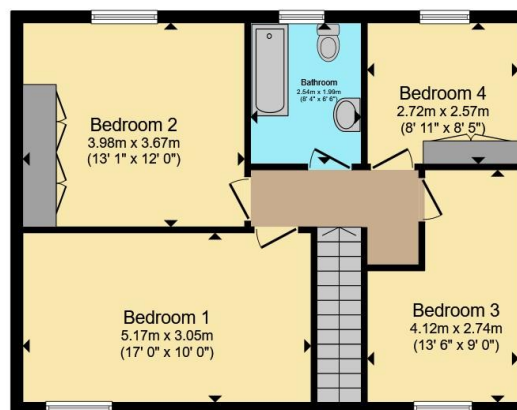
Rear Garden

Gated side access through to rear garden, enclosed and laid to lawn with patio area, shrubs and borders, garden shed and cold water tap.





Ground Floor



First Floor

Total floor area 165.5 m² (1,781 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: Council Tax
Awaited Band: F

view this property online atkinsonstilgoe.co.uk/Property/BAL106976

Tenure: Freehold



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