





Property Description

This three-bedroom semi-detached home is set within a popular cul-de-sac, just a short walk from the local primary school, shops and amenities. A beautifully positioned village location close to open countryside, while also offering excellent connectivity to Birmingham, Solihull and Coventry. The property features a spacious lounge/dining room, a well-proportioned kitchen, three bedrooms, a family bathroom, an integral garage, a generous driveway and a good-sized rear garden. Offered for sale with no upward chain.

I

Approach

Front door leads through to open hallway, leading to:

Lounge

Spacious lounge featuring an open staircase and a stylish focal-point fireplace with an electric inset fire. A front-facing window brings in natural light, while patio doors at the rear open directly onto the garden.

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 gas cooker, wood effect flooring, window and door to the rear leading to garden. Integral door through to garage.

First Floor Landing

Staircase rising from the lounge.

Bedroom One

Two windows to the rear overlooking garden.

Bedroom Two

Two windows to the front.

Bedroom Three

Window to the front.

Family Bathroom

Fitted with a white suite comprising of low level WC, twin sinks fitted into vanity unit, corner bath and separate shower cubicle.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking and giving direct access to garage, lawned area and gated side access.

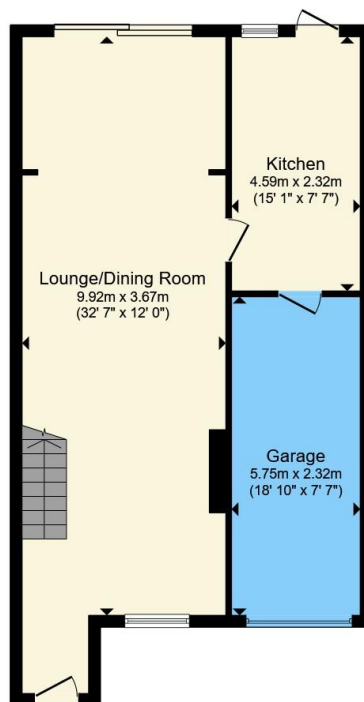
Rear Garden

Private rear garden laid mainly to lawn with a patio area.

Garage

Up and over door, light and power, space and plumbing for automatic washing machine and tumble dryer, wall hung Worcester Bosch central heating boiler.





Ground Floor



First Floor

Total floor area 113.0 m² (1,217 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

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
Solihull CV7 7FF

EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106583



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.com | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAL106583 - 0004