





## Property Description

Nestled in a peaceful cul de sac just a short stroll from the centre of Balsall Common, this well presented three bedroom home offers an ideal blend of comfort, convenience, and spacious living. Perfect for first time buyers, families, or downsizers, the property is situated in this sought after position known for its great local amenities and excellent transport links. Briefly comprising lounge, kitchen, conservatory, three bedrooms and family bathroom, in addition there is a driveway providing off road parking, garage and a private rear garden. No upward chain.

## Approach

Enclosed porch with storage cupboard housing central heating boiler, front door leading to:

## Entrance Hallway

Staircase rising to the first floor, understairs cupboard and further storage cupboard.

## Lounge

Window to the rear, feature fireplace and patio doors leading to conservatory.

## Kitchen

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

## Conservatory

UPVC and brick built, tiled flooring with underfloor heating, door leading to garden.

## First Floor Landing

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

## Bedroom One

Window to the rear overlooking garden.

## Bedroom Two

Window to the front.

## Bedroom Three

Window to the rear overlooking garden.

## Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin with cosmetics mirror above, corner bath with mixer taps and shower head attachment, separate shower cubicle, heated towel rail and obscure glazed window to the front.

## Outside

### Front Of Property

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

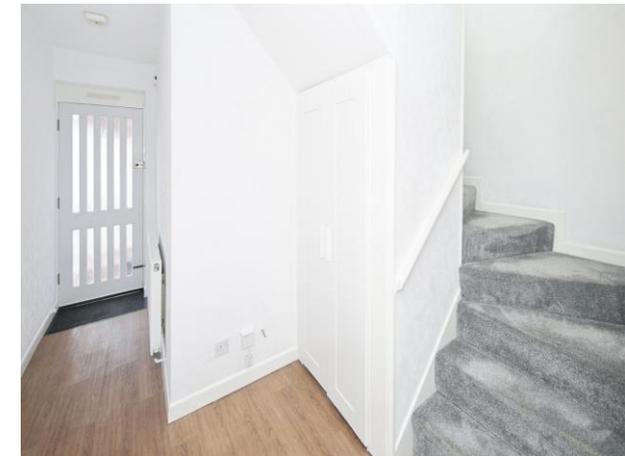
### Rear Garden

Private rear garden laid mainly to lawn with patio area, gate to the rear.

### Garage

Up and over door, light and power, cold water tap.





Total floor area 111.5 m<sup>2</sup> (1,200 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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