





Property Description

An immaculately presented three bedroom home, ideally situated in Eastern Green with easy access to shops, Tile Hill Station and just a two minute walk from Mount Nod Primary School. Beautifully finished and thoughtfully appointed throughout, this truly is a turn-key property that would be perfect for anyone looking for a seamless move. Briefly comprising, lounge/diner, kitchen with appliances, three bedrooms and family bathroom, in addition, there is a driveway providing parking for three cars, rear garden, carport and garage.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor, window to the side.

Lounge / Diner

Spacious through-lounge featuring a bay window with white wooden shutters, an elegant electric fireplace, and an open archway leading to the dining area, which offers patio doors opening out to the rear garden.

Kitchen

Fitted with a range of white high gloss base and wall mounted units with complementary work surfaces, featuring a stainless-steel sink and drainer with mixer tap. Integrated appliances to include gas oven and grill with induction hob and cooker hood above. There is space and plumbing for a washing machine, along with room for an under-counter fridge and freezer. A rear-facing window provides a pleasant outlook over the garden.

First Floor Landing

Staircase rising from the hallway with a side window providing natural light. A loft hatch offers access to a part-boarded roof space with fixed ladders, where the boiler is situated.

Master Bedroom

Built in wardrobes providing hanging and shelving space, window to the front fitted with white shutters.

Bedroom Two

Built in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Bedroom Three

Built in wardrobes providing hanging and shelving space, window to the front fitted with white shutters.

Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit with cosmetics mirror above, corner bath with mixer tap, separate shower cubicle, heated towel rail and windows to the side and rear.

Outside

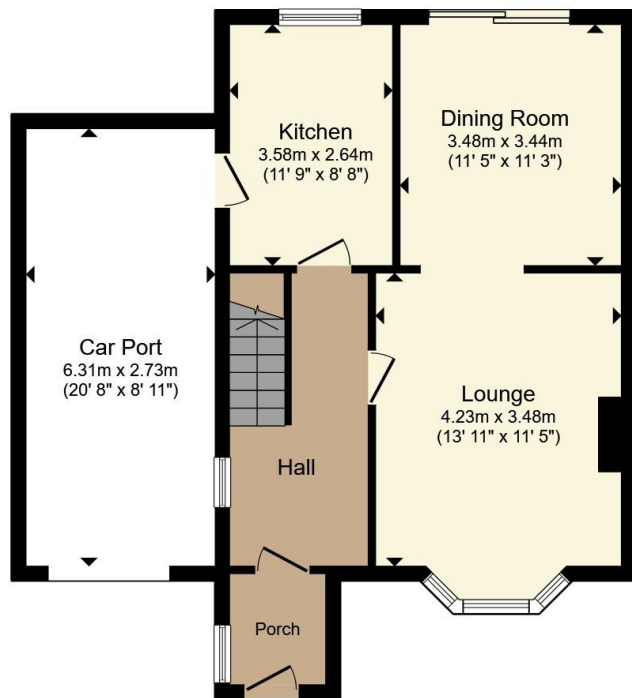
Front Of Property

At the front of the property, a driveway offers off-road parking for up to three vehicles and provides direct access to the carport with an up and over door, complemented by a small lawned area.

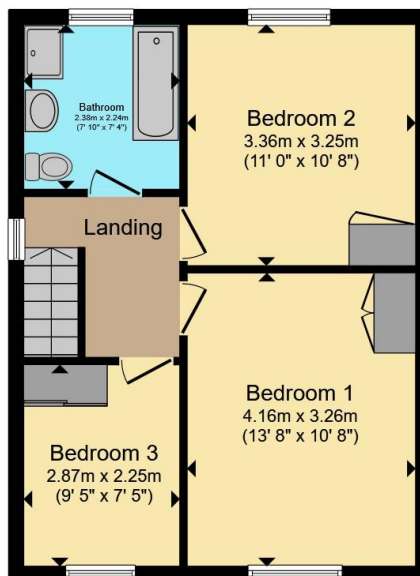
Rear Of Property

A private rear garden laid mainly to lawn with a patio area, accompanied by a garage featuring barn-style doors, lighting and power, along with a separate storage shed.





Ground Floor



First Floor

Total floor area 91.2 m² (982 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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T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
Solihull CV7 7FF

EPC Rating: Council Tax
Awaited Band: C

view this property online atkinsonstilgoe.co.uk/Property/BAL106696

Tenure: Freehold



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