





Property Description

A beautiful detached four bedroom family home on the sought-after Bannerbrook development; with fantastic transport links to Tile Hill train station, Warwick University, Birmingham Airport and the NEC. The property offers an incredible amount of space between its four reception rooms and four bedrooms while being completed to a highly modern standard offering the ideal turn-key home. This truly must be viewed to be appreciated.

Briefly comprising a guest cloakroom, study, lounge, sunroom, dining room, breakfast kitchen with appliances, four bedrooms, two of which benefit from en-suites, and a family bathroom. Additionally, the property offers a private rear garden, a driveway providing parking for four cars, double garage and ultra-fast broadband. No Upward Chain

Approach

Canopy porch leads to front door, in turn leading to entrance hallway.

Entrance Hallway

Staircase rising to the first floor and understairs storage cupboard.

Guest Cloakroom

Fitted with low level WC and wash hand basin.

Study

Having window to the front.

Lounge

Window to the side, large double doors leading through to sunroom.

Sunroom

Large room featuring windows on two walls, with patio doors opening out to the garden.

Dining Room

Window to the side and patio doors leading to garden.

Breakfast Kitchen

Fitted with a range of base and wall-mounted units complemented by work surfaces, a sink and drainer with mixer tap, and a selection of appliances including a range-style electric oven with five-ring gas hob and extractor hood above, integrated dishwasher, washing machine, and fridge freezer. The kitchen also benefits from a breakfast bar providing seating for two, windows to the front and rear, and a door providing side access to driveway.

First Floor Landing

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

Master Bedroom

Built-in wardrobes providing hanging and shelving space, window to the side and door though to:

Ensuite

Fitted with a white suite comprising of low level WC, wash hand basin, shower cubicle, extractor fan, heated towel rail, shaver point and obscure glazed window to the rear.

Bedroom Two

Built-in wardrobes providing hanging and shelving space, window to the front and door though to:

Ensuite

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

Bedroom Three

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

Bedroom Four

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

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin, bath with mixer tap and shower head attachment, extractor fan, heated towel rail and obscure glazed window to the side.

Outside

Front Of Property

To the front of the property is a garden with mature shrubs and a pathway leading to the front door. A tarmac driveway runs along the side, providing off-road parking for four vehicles and direct access to the double garage.

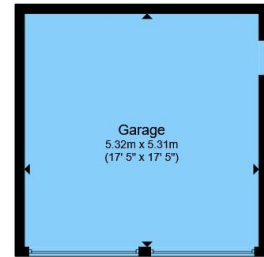
Double Garage

Two manual up and over doors with light and power.

Rear Garden

Private rear garden, predominantly laid to lawn, featuring mature shrubs and well-established borders. Includes a spacious patio and decking area, with convenient side access to the garage.





Ground Floor

First Floor

Garage

Total floor area 215.6 m² (2,321 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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150 Station Road Balsall Common
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EPC Rating: C Council Tax
Band: F

Tenure: Freehold

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