



# Beverley Close Balsall Common CV7 7GA

for sale  
**£595,000**



## Property Description

A lovely detached four bedroom family home in the heart of Balsall Common with fantastic open views from the rear garden. Less than a mile from the Outstanding Balsall Common Primary School and Heart of England Secondary. Briefly comprising entrance hall; guest cloakroom; dining room; lounge; breakfast kitchen; family bathroom; garage; good sized driveway; mature south east facing rear garden with open views. Viewing early is an absolute must. NO UPWARD CHAIN

## Approach

Driveway leads to front door.

## Guest Cloakroom

Fitted with a white suite comprising of low-level WC, wash handbasin, towel rail, and obscure glazed window to the side.

## Study

Window to the front.

## Lounge

22' 11" Max x 20' Max ( 6.99m Max x 6.10m Max )

Window to the front patio doors to the rear overlooking and leading to garden.

## Kitchen

18' 1" Max x 15' 9" Max ( 5.51m Max x 4.80m Max )

Fitted with base and wall mounted units and complementary work services, sink and drainer unit with mixer tap, appliances to include electric oven and grill, four ring induction hob, integrated dishwasher, space for fridge freezer, ceiling roof lights, window and patio door to the rear overlooking and leading to garden.

## Utility

Fitted with base and wall mounted units and complementary work surfaces, stainless steel sink with mixer tap and window to the front.

## Landing

Staircase rising from the hallway.

## Bedroom One

14' 4" x 10' 7" ( 4.37m x 3.23m )

Having fitted wardrobes providing hanging and shelving space, window to the front.

## Ensuite

Fitted with a white sweet comprising of wash hand basin fitted into vanity unit, shower cubicle with main shower fitted, extractor fan.

## Bedroom Two

13' 1" x 11' 10" ( 3.99m x 3.61m )

Window to the rear overlooking garden.

## Bedroom Three

13' 7" x 8' 8" ( 4.14m x 2.64m )

Window to the front.

## Bedroom Four

8' 11" x 8' 10" ( 2.72m x 2.69m )

Window to the rear overlooking garden.

## Family Bathroom

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

## Outside

### Front Of Property

To the front of the property there is a driveway providing off road parking and giving direct access to carport and garage, lawned fore garden, gated side access to the rear

### Rear Of Property

South east facing garden laid mainly to lawn with large patio area, with open views.





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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: F

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Tenure: Freehold



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