





Property Description

An immaculately presented three bedroom family home in the ever-popular Burton Green, sitting in the catchment of the sought-after Kenilworth School. Set on a quiet cul-de-sac with easy access to countryside walks and green spaces, local train stations with links to Coventry and Birmingham, nearby amenities in Kenilworth and Balsall Common. Briefly comprising guest cloakroom, lounge, kitchen/diner, three bedrooms and family bathroom, in addition there is a driveway to the side of the property providing off road parking for two cars and a private rear garden. No Upward Chain

Approach

Front door leads through to:

Guest Cloakroom

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

Lounge

Having two windows to the rear, Amtico flooring and patio doors.

Kitchen/ Diner

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 electric oven and four ring gas hob with cooker hood above, integrated slimline dishwasher, integrated washer/dryer, integrated fridge freezer, Amtico flooring, under stairs storage cupboard and window to the front.

First Floor Landing

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

Bedroom One

Two built-in wardrobes providing hanging and shelving space and window to the rear overlooking garden, door through to:

En-Suite

Fitted with a white suite comprising of low, wash hand basin fitted into vanity unit, shower cubicle, shave point, extractor fan, heated towel rail and obscure glazed window to the rear.

Bedroom Two

Fitted wardrobes providing hanging and shelving space and window to the front.

Bedroom Three

Window to the front.

Family Bathroom

Fitted with a white suite comprising of low-level WC, wash hand basin fitted into vanity unit, bath with shower over and shower screen, extractor fan, shaver point, heated towel rail and obscure glazed window to the side.

Outside

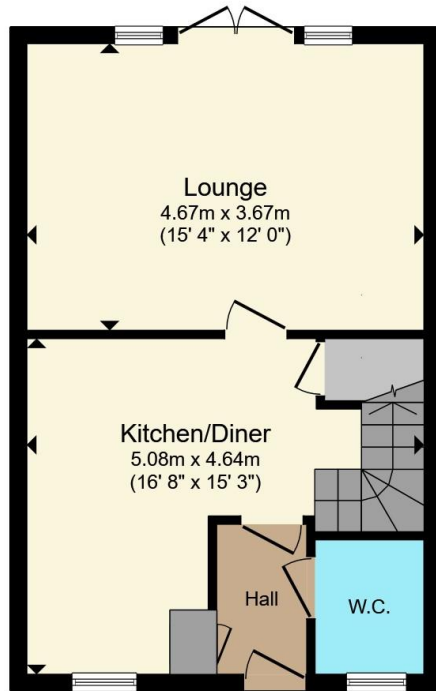
Front Of Property

To the front of the property there is a tarmac driveway providing parking for two cars, lawned garden, path leading to front door and side access.

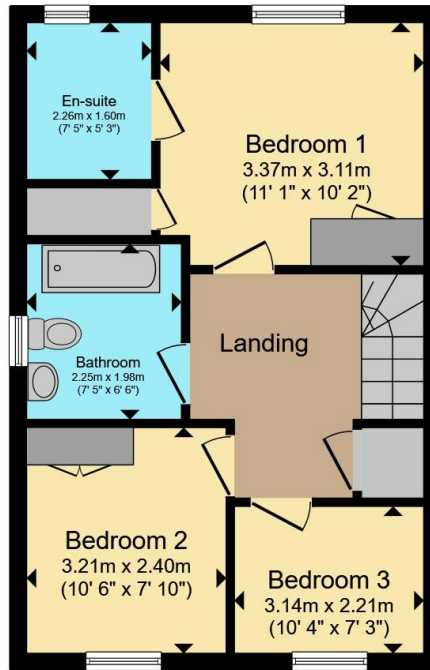
Rear Garden

Private rear garden part paved and part Astroturf, decking area to the rear and side access to the drive.





Ground Floor



First Floor

Total floor area 81.8 m² (880 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

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150 Station Road Balsall Common
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EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106894



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