



Atkinson  
Stilgoe 

Drovers Close  
Balsall Common



## Property Description

A beautifully presented three-bedroom semi-detached home tucked away on a private driveway, offering both comfort and convenience. The property welcomes you with an inviting entrance hallway leading to a guest cloakroom, a spacious lounge, and a bright, modern breakfast kitchen. The master bedroom benefits from its own en-suite shower room, complemented by a stylish family bathroom. Externally, the home features two allocated parking spaces along with a private rear garden, creating an attractive and tranquil setting.

## Approach

Front door leads through to:

## Guest Cloakroom

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

## Lounge / Diner

Window to the front, patio doors to the rear leading to garden, storage cupboard.

## Breakfast 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 Bosch electric oven with gas hob and cooker hood above, integrated Bosch dishwasher, fridge freezer, space and plumbing for automatic washing machine, Amtico flooring and window to the front.

## First Floor Landing

Staircase rising to the first floor, airing cupboard housing Baxi combination boiler, loft hatch giving access to part boarded roof space with retractable ladder.

## Bedroom One

Built in wardrobes providing hanging and shelving space, dressing area, window to the rear overlooking garden and door through to:

## Ensuite

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

## Bedroom Two

Window to the front.

## Bedroom Three

Window to the rear.

## Bathroom

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

## Outside

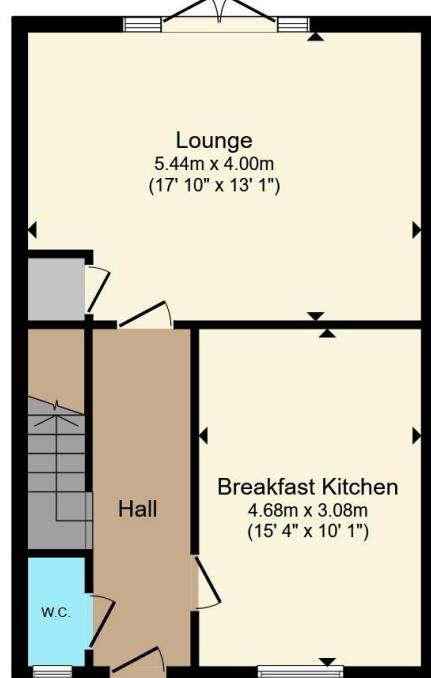
### Front Of Property

To the front of the property there is a path way leading to the front door and two allocated parking spaces.

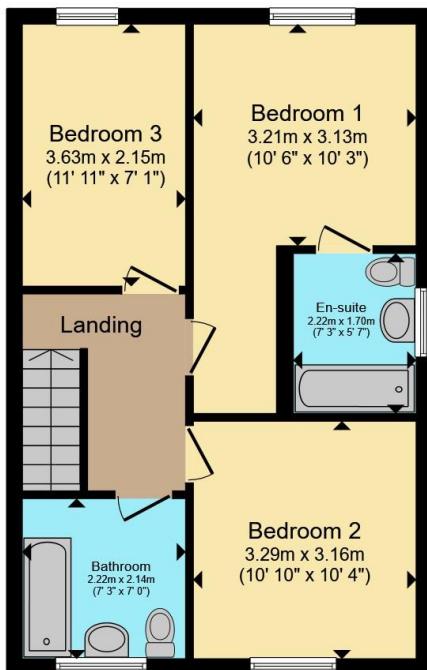
### Rear Of Property

Private rear garden laid to lawn with patio area and garden shed.





**Ground Floor**



**First Floor**

Total floor area 95.5 m<sup>2</sup> (1,028 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](http://www.propertybox.io)

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EPC Rating: B    Council Tax  
Band: D

view this property online [atkinsonstilgoe.co.uk/Property/BAL106731](http://atkinsonstilgoe.co.uk/Property/BAL106731)



Tenure: Freehold



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Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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