





## Property Description

A beautifully refurbished three bedroom bungalow, nestled in the popular cul-de-sac of Sedgemere Grove in Balsall Common. Offering a truly turn-key bungalow, finished to the highest standard; offering a spectacular open-plan living/dining/kitchen - brand new and fully integrated with fridge/freezer, electric oven, washing machine and an induction hob fitted into the kitchen island. Briefly comprising entrance porch, lounge/kitchen/diner, three bedrooms and shower room, in addition there is a driveway to the front providing off road parking and giving direct access to garage and private rear garden. This fantastic property really must be viewed to be appreciated. Offered with no upward chain.

## Approach

Gravel driveway leading to porch door in turn leading through to front door.

## Entrance Porch

Large porch constructed of UPVC and brick with widows to the front and side.

## Lounge / Kitchen / Diner

Lounge area with feature open fire place and patio doors leading to garden. Kitchen fitted with a range of base and wall-mounted units complemented by matching work surfaces, this kitchen includes a stainless steel sink with drainer and mixer tap, integrated appliances such as an electric oven and grill with an induction hob set into the island, and an automatic washing machine. The island also provides additional storage and a breakfast bar, bay window and door overlooking and leading to garden.

## Bedroom One

Bay window to the front.

## Bedroom Two

Window to the front.

## Bedroom Three

Window to the side.

## Shower Room

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, level access shower with recess shelf, extractor fan, heated towel rail and two obscure glazed windows to the side.

## Outside

## Front Of Property

To the front of the property there is a gravel driveway providing off road parking for three cars, lawned area, side access via lean to.

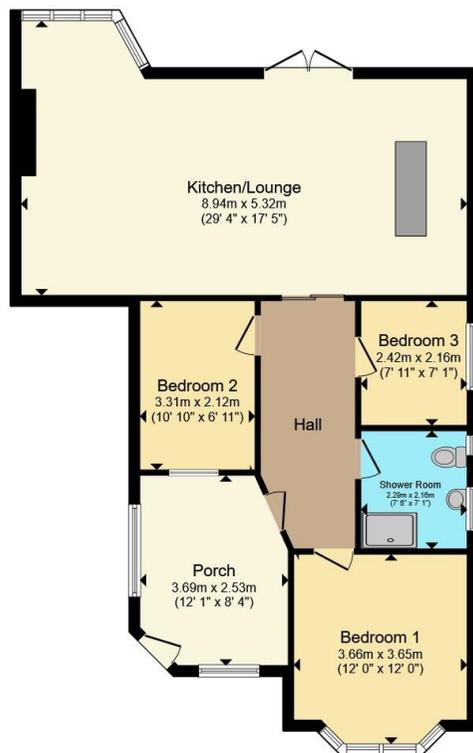
## Rear Garden

Private rear garden laid to lawn with patio area and shed. Access to lean to, leading to the front of the Property.

## Garage

Manual barn door, light and power, brand new Worcester boiler, access to loft space.





Total floor area 88.8 m<sup>2</sup> (956 sq.ft.) approx

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EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

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