





Property Description

This beautifully presented three bedroom semi-detached property is ideally situated on the popular Ashley Way in the heart of Balsall Common, offering a perfect blend of modern family living and convenient access to excellent local amenities, outstanding schools and transport links. Briefly comprising lounge, kitchen, dining room, conservatory, three bedrooms and family bathroom, in addition there is a driveway providing parking for two cars and private rear garden. No upward chain

Approach

Porch leads to front door in turn leading to entrance hallway.

Lounge

Bay window to the front, open fireplace, staircase rising to the first floor.

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 electric oven with four ring gas hob and cooker hood above, space and plumbing for automatic washing machine, dishwasher and fridge freezer, cupboard housing the central heating boiler, window to the rear overlooking garden and opening through to dining room.

Dining Room

Window to the front and patio doors leading to conservatory.

Conservatory

UPVC construction, door to the rear leading to garden.

First Floor Landing

Staircase rising from the lounge, loft hatch giving access to roof space.

Master Bedroom

Window to the front.

Bedroom Two

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

Bedroom Three

Window to the front.

Family Bathroom

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



Outside

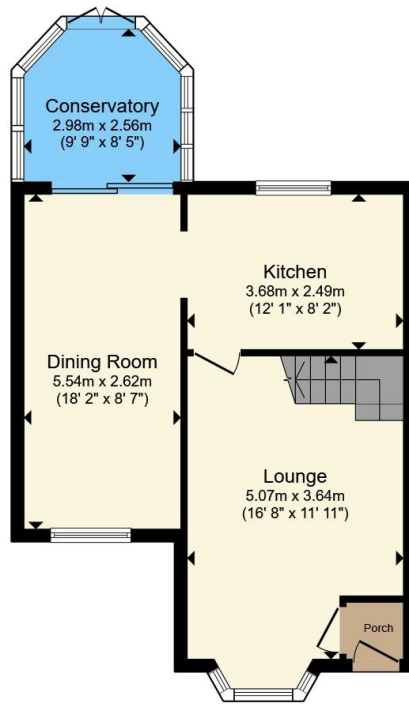
Front Of Property

To the front of the property there is a tarmac driveway providing off road parking for two cars, small front garden with mature trees and shrubs, gated side access and path leading to front door.

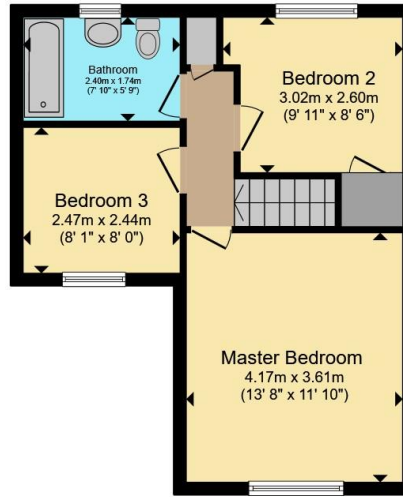
Rear Garden

Private rear garden laid mainly to lawn with mature shrubs and borders and patio area.





Ground Floor



First Floor

Total floor area 90.3 m² (972 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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EPC Rating: C Council Tax Band: E

view this property online atkinsonstilgoe.co.uk/Property/BAL106603

Tenure: Freehold



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