





Property Description

A beautifully presented and perfectly positioned detached four bedroom family home in the sought-after Balsall Common. Just a five minute walk from Heart of England Secondary School as well as all of the amenities, restaurants and public transport of the village. Offering great space, with four double bedrooms, and leaving nothing to be done, this is the ideal turnkey home that must be viewed to be appreciated.

Briefly comprising, entrance hallway, guest cloakroom, lounge, dining room, kitchen, four bedrooms with ensuite to master and family bathroom, in addition, there is a driveway to the front providing off road parking, garage and private rear garden.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor, under the stair's storage cupboard.

Guest Cloak Room

Fitted with a suite comprising of low-level Sottini WC with dual flush, wash hand basin with chrome taps and obscure glazed window to the side.

Lounge

Feature fireplace with gas coal effect fire fitted and patio doors to the rear overlooking and leading to garden.

Dining Room

Bay window to the front.

Kitchen

Fitted with an extensive range of base and wall-mounted units complemented by matching work surfaces, this kitchen includes a stainless steel sink with drainer and mixer tap, a Neff range-style cooker with six-ring gas hob, stainless steel splashback and cooker hood, Neff integrated dishwasher, fridge freezer, and AEG integrated microwave, along with patio doors opening out to the garden.

Storage Space

Door to the side.

First Floor Landing

Staircase rising from the hallway, airing cupboard, loft hatch giving access to part boarded roof base with retractable ladder.

Bedroom One

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

En Suite

Fitted with a white suite comprising of low-level Sottini WC with dual flush, wash hand base fitted into vanity unit with chrome taps, double shower cubicle with mains control, extractor fan, heated towel rail and obscure glazed window to the side.

Bedroom Two

Built-in wardrobes providing hanging and shelving space and window to the front.

Bedroom Three

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

Bedroom Four

Window to the front.

Family Bathroom

Fitted with a white suite comprising of low level Sottini WC with dual flush, wash hand basin with chrome mixer tap, bath with chrome mixer tap, mains control shower over with shower screen, extractor fan, heated towel rail and obscure glazed window to the side.

Outside

Front Of Property

To the front of the property, there is a driveway providing off-road parking, which also offers direct access to the garage, along with a neatly lawned garden.

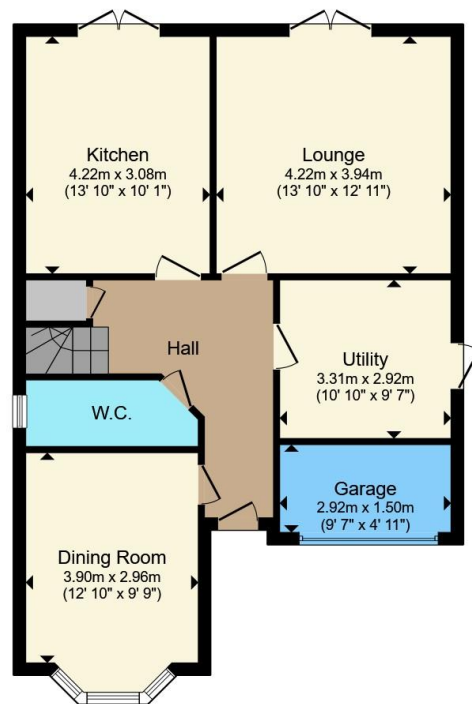
Rear Garden

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

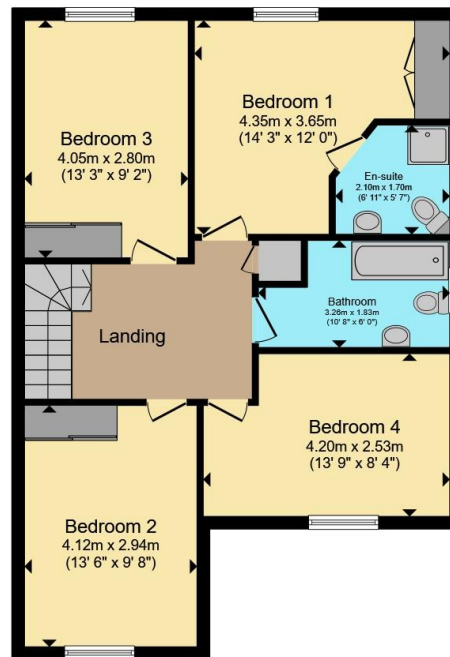
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 135.9 m² (1,463 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: C Council Tax
Band: F

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106799



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