



Grovefield Crescent Balsall Common CV7 7RE

for sale offers over
£375,000



Property Description

A three bedroom semi-detached property situated within walking distance to Berkswell train station, outstanding schools, shops, parks and amenities. Briefly comprising of entrance hall, guest cloakroom, lounge, breakfast kitchen, conservatory, three bedrooms, ensuite to master and family bathroom, in addition, there is a driveway, garage and enclosed rear garden. Offered for sale with no upward chain.

Approach

Door leads through to:

Reception Hallway

With staircase rising to first floor landing.

Guest Cloakroom

Fitted with low level WC, wash hand basin and window to the side.

Lounge

Bay window to the front and feature fireplace.

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 double oven and grill with four ring gas hob, automatic washing machine, dishwasher, fridge freezer, ample space for dining table, understairs storage cupboard, window to the rear and patio doors through to conservatory.

Conservatory

Wood effect flooring, double doors to the side overlooking and leading to garden.

Bedroom One

Built in wardrobes providing hanging and shelving space, window to the front, door through to:

Ensuite

Fitted with a walk in shower, low level WC, wash hand basin and window to the side.

Bedroom Two

Window to the rear overlooking garden.

Bedroom Three

Window to the rear overlooking garden.

Family Bathroom

Refitted with a white suite comprising double walk-in shower cubicle, low level WC, wash hand basin with mixer tap and window to the front.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking and giving direct access to garage.

Rear Garden

Private rear garden laid mainly to lawn, with patio area and enclosed wooden fence and door to the rear of garage.

Garage

Fitted with up and over door, light and power.

Buyer Aml Payments

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.





Total floor area 110.0 m² (1,184 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: Council Tax
 Awaited Band: D

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106736



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