



Beverley Close Balsall Common CV7 7GA

for sale
£675,000



Property Description

Nestled within a highly sought-after and peaceful cul-de-sac, this substantial four-bedroom detached family home enjoys a prime corner position offering one of the largest plots on the road. Having been recently updated, with potential to make further improvements, this property is ideal for anyone ready to move to a home that they can put their own stamp on. Benefitting from the potential to extend (STPP), the property even benefits from plans from a previously approved planning application. Sitting within walking distance of Balsall Common village centre, excellent local schools, shops, amenities and Berkswell railway station. Briefly comprising newly fitted guest cloakroom, lounge, dining room, kitchen, four bedrooms and family bathroom, in addition, there is a large rear garden with gated driveway and double garage. This property is offered with no upward chain.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor.

Guest Cloakroom

Newly fitted with a white suite comprising of low level WC, wash hand basin and obscure glazed window to the rear.

Lounge

Two windows to the front, feature fireplace with electric fire fitted and bi-fold doors leading to:

Dining Room

Understairs storage cupboard and patio doors leading to garden.

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 and grill with electric hob and cooker hood above, automatic washing machine, dishwasher and space for fridge freezer, window to the rear overlooking garden and door to the side leading to utility area.

First Floor Landing

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

Bedroom One

Fitted wardrobes providing hanging and shelving space and window to the front.

Bedroom Two

Fitted wardrobes providing hanging and shelving space and window to the rear overlooking garden.

Bedroom Three

Window to the rear overlooking garden.

Bedroom Four

Window to the front.

Family Bathroom

Updated bathroom fitted by Ripples, featuring a contemporary white suite comprising a low-level WC, wash hand basin set within a vanity unit, and a bath with mixer tap and shower attachment. The room also benefits from a separate shower cubicle with twin shower heads and an obscure glazed window to the side.

Outside

Front Of Property

To the front of the property there is a large garden laid mainly to lawn with mature shrubs and borders, block paved front path leading to front door.

Rear Garden

Generous private rear garden mainly laid to lawn, complemented by a spacious patio area. Double electric gates provide access to a substantial rear driveway and detached double garage.

Double Garage

Fitted with an automatic roller door and benefits from light and power, together with a water supply.

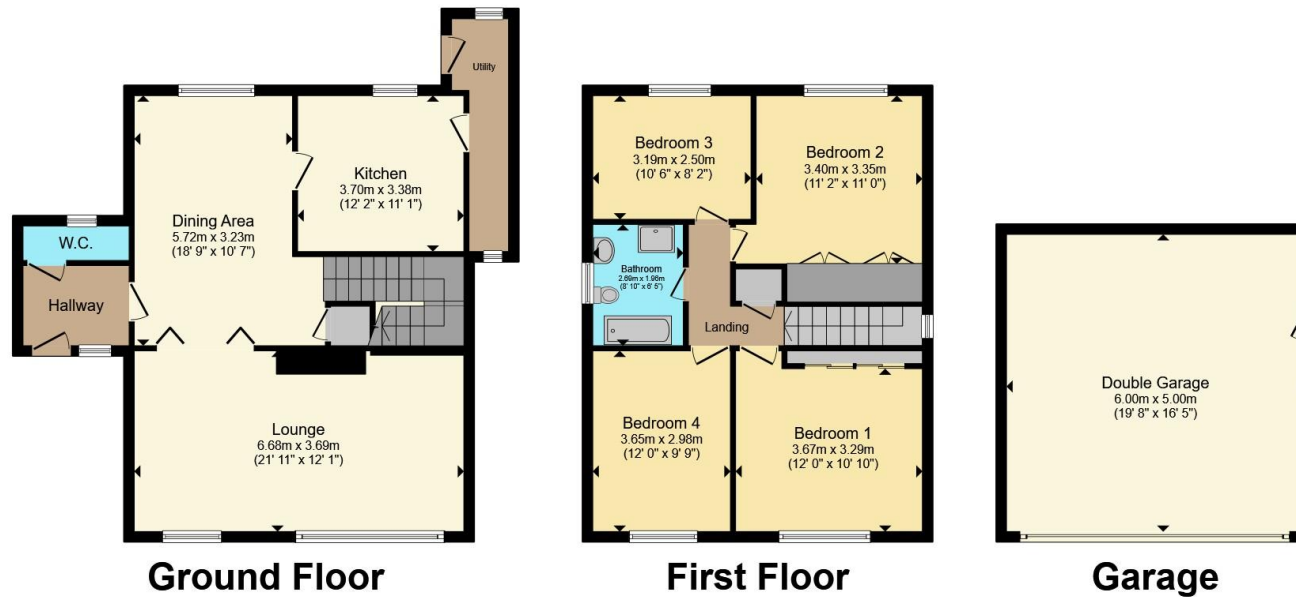
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Total floor area 158.3 m² (1,704 sq.ft.) approx

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EPC Rating: D Council Tax
 Band: F

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Tenure: Freehold



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