

Atkinson Stilgoe

Station Road
Balsall Common

Station Road
Balsall Common CV7 7EE

for sale
£650,000







Property Description

A beautiful four bedroom detached character property in the sought-after Balsall Common. Sitting on a generous corner plot, just a few minutes' walk to Balsall Common's shops, restaurants and Berkswell Train Station, as well as being within easy reach of Balsall Common Primary and Heart of England Secondary. The property is surprisingly spacious, featuring two large reception rooms, downstairs bedroom, breakfast kitchen, utility room, downstairs shower room, three first-floor bedrooms and a family bathroom; the downstairs shower room makes the property ideal for anyone looking to future-proof their next move.

To the outside is a beautifully presented rear garden with a further garden to the front and gated driveway to the side. There is also a detached two-storey garage which is ideal for an office, a home gym or could even be converted to an annex (STPP).

With plenty of space, a fantastic plot, ideal location and character features throughout, this home really must be viewed to be appreciated.

Living Room

Dining Room

Family Room / Bedroom Four

Shower Room

Breakfast Kitchen

Utility Room

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Outside

2 Storey Detached Garage/Study

Front And Rear Gardens

Well in rear garden

Gated Driveway

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.









To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
Solihull CV7 7FF

EPC Rating: D

Council Tax Band: E

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL107049

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.