

Atkinson Stilgoe

Meer Stones Road
Balsall Common

Meer Stones Road
Balsall Common CV7 7JD

for sale
£375,000







Property Description

A well presented three bedroom end terraced family home situated in the popular village of Balsall Common. Close to local schools, shops and amenities. Briefly comprising guest cloakroom, lounge, kitchen with appliances, three bedrooms with ensuite to master and family bathroom, in addition, there is a driveway to the front providing two allocated parking spaces, EV charger and private rear garden.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor.

Guest Cloakroom

Fitted with low level WC, wash hand basin and obscure glazed window to the front.

Lounge

Window to the side, understairs 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 with gas hob and cooker hood above, integrated dishwasher, integrated fridge freezer, space and plumbing for automatic washing machine and window to the front and side.

First Floor Landing

Staircase rising from the hallway, airing cupboard housing central heating boiler, loft hatch giving access to roof space with fitted ladder.

Bedroom One

Fitted wardrobes providing hanging and shelving space, window to the rear and door leading to:

Ensuite

Fitted with a white suite comprising of low level WC, wash hand basin , shower cubicle, shaver point, extractor fan, heated towel rail and obscure glazed window to the side.

Bedroom Two

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

Bedroom Three

Window to the rear overlooking garden.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin, bath with shower over, extractor fan, shaver point, heated towel rail and obscure glazed window to the front.

Outside

Front Of Property

To the front of the property there is a tarmac driveway providing two allocated parking spaces with EV charger to the side.

Rear Garden

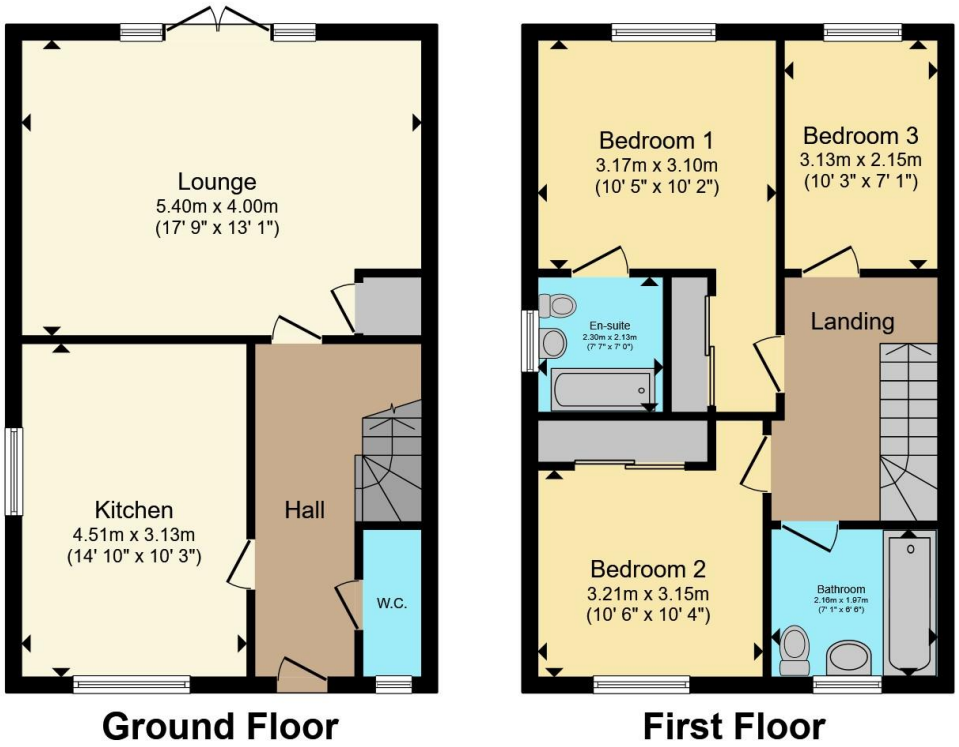
Private rear garden laid to law with patio area and side entry to rear passage.

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.







Ground Floor **First Floor**





Total floor area 93.0 m² (1,001 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

Atkinson Stilgoe

To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
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EPC Rating: B

Council Tax Band: C

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL107180

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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.