



Balsall Street East Balsall Common Coventry CV7 7FQ

for sale
£625,000



Property Description

A fabulous family home, situated close to the outstanding Balsall Common Primary school and academy. With four double bedrooms, en suite to master, dining room, living room, family room, study and breakfast kitchen, good size garage, large gardens to the rear and side and good sized driveway with five bar gate.

Approach

Front door leads through to entrance porch. Further door leading to.

Dining Room

12' 5" plus staircase x 11' (3.78m plus staircase x 3.35m)

Dining room having open plan staircase rising to the first floor landing, under stair storage cupboard and wood style flooring, glass panelled doors through to kitchen, lounge, and office and guest cloak room.

Guest Cloakroom

Guest cloakroom fitted with a white suite comprising of low level w/c, wash hand basin with mixer tap fitted into vanity unit, obscure glazed window to the side.

Study

8' 9" x 8' 6" (2.67m x 2.59m)

Having wood style flooring, window to the side, a range of fitted shelving.

Lounge

18' 4" into bay x 13' 1" (5.59m into bay x 3.99m)

Having large bay window to the front overlooking garden, gas living flame feature fireplace with ornate surround, TV aerial point.

Breakfast Kitchen

22' 9" x 9' (6.93m x 2.74m)

Fitted with an extensive range of base and wall mounted units, incorporating draw units, complimentary work surfaces, ceramic mosaic style tiling to splash back, stainless steel sink and drainer unit with mixer tap, five ring stainless steel hob with electric double oven and grill underneath, stainless steel canopy hood above, under unit lighting, down lighters, ample space for table, space for American style fridge freezer, built in dishwasher, two windows to the rear, French doors overlooking and leading to garden.

Family Room

13' 1" x 9' (3.99m x 2.74m)

Having wood effect flooring, bi-fold doors overlooking and leading to garden.

Utility

10' 9" x 6' 3" (3.28m x 1.91m)

Having space and plumbing for automatic washing machine and tumble dryer, stainless steel sink and drainer unit with tap, storage cupboards, and integral door through to garage.

First Floor Landing

Access to roof space, cupboard has the hot water tank and providing shelving space.

Bedroom 1

12' 5" x 11' 5" (3.78m x 3.48m)
Having windows to the front overlooking garden, through to walk in wardrobe with hanging rails within. Door to en suite.

En Suite

11' 3" x 6' 7" (3.43m x 2.01m)
Fitted with a four piece suite comprising of Jacuzzi bath, separate shower cubical, low level w/c, and wash hand basin with mixer tap, fitted vanity unit, two windows to the side, wall mounted cosmetics cabinet.

Bedroom 2

13' 1" x 12' 4" plus door recess (3.99m x 3.76m plus door recess)
Triple built in wardrobes providing hanging and shelving space, windows to the front.

Bedroom 3

15' 2" x 10' 2" (4.62m x 3.10m)
Having cupboards with shelving, two windows to the rear overlooking the garden.

Bedroom 4

13' 4" x 10' (4.06m x 3.05m)
Dual aspect room with windows to the rear and side, built in wardrobes providing hanging and shelving space, room contains a functional sink.

Family Bathroom

Fitted with white suite comprising of bath with shower over, low level w/c, wash hand basin with mixer tap fitted into vanity unit, electric shaver point, wall mounted cosmetics cabinet, obscure glazed window to the rear.

Integral Garage

17' 9" x 9' minimum (5.41m x 2.74m minimum)
Having roller shutter up and over door, roof storage space, light and power, integral door through to utility, further door to the rear leading to garden.

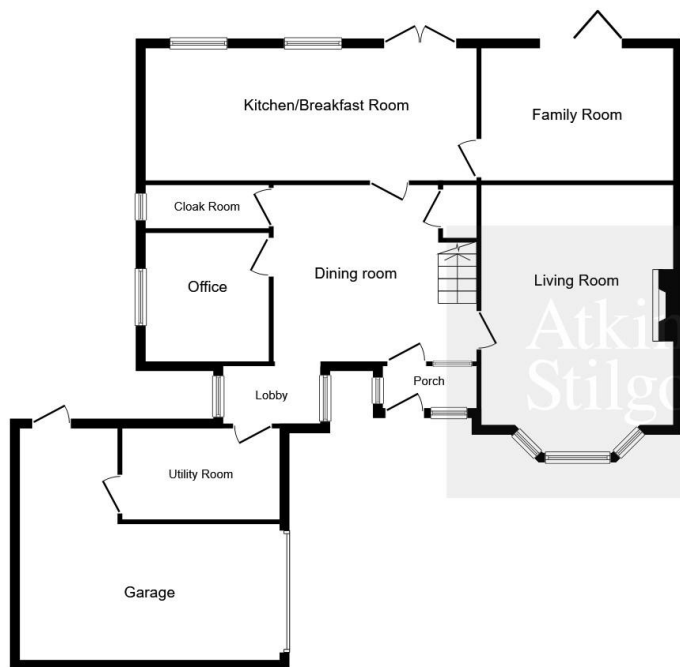
Front of Property

five bar gate, driveway providing off road parking for several cars and direct access to garage, lawned garden to the side, gated side access leading through to rear garden.

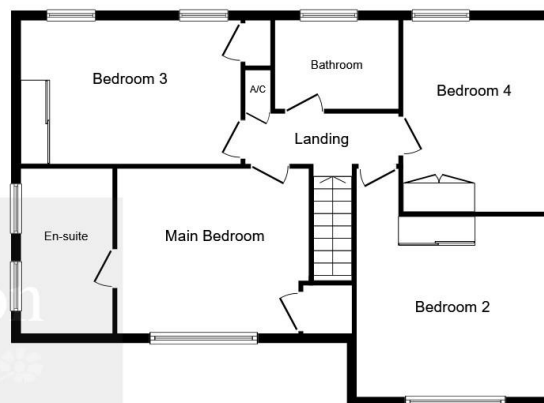
Rear Garden

Good sized enclosed and landscaped garden, having shaped lawn, patio area, other lawned area to the side, summer house and garden shed both with electrics, decking area with gazebo suitable for housing hot tub, pond, mature trees shrubs and borders.





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

To view this property please contact Atkinson Stilgoe on

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 BALSALL COMMON CV7 7FF

EPC Rating: C

check out more properties at atkinsonstilgoe.co.uk



Tenure: Freehold



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.

See all our properties at www.atkinsonstilgoe.com | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAL104733 - 0010