





## Property Description

An excellently positioned and surprisingly spacious two bedroom detached bungalow in the sought-after Balsall Common. Set away from the road, behind a large in-out drive, this property sits on a generous plot offering ample living space as well as a good sized and secluded garden. Ready to be moved into, this bungalow offers the perfect opportunity for convenience; being a short walk into Balsall Common's amenities and transport links. Briefly comprising entrance hallway, study, lounge/diner, kitchen, utility, conservatory, two bedrooms with ensuite to bedroom one, family bathrooms and dressing area, in addition, there is a large in out driveway, private rear garden and garage. NO UPWARD CHAIN

## Approach

Entrance porch leads through to front door, in turn leading through to entrance hallway.

## Entrance Hallway

Laminate flooring and radiator, doors through to all rooms.

## Study

Accessed via utility, window to the side.

## Lounge / Diner

Window to the front, gas fire fitted into chimney breast, patio doors leading through to conservatory.

## Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, ceramic sink and drainer unit with mixer tap, appliances to include electric oven with hot drawer, gas hob and cooker hood above, space and plumbing for dishwasher and space for fridge, window to the rear and door through to:

## Utility

Fitted with a range of base units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine and fridge freezer, obscure glazed window to the side, door leading to rear garden.

## Conservatory

Constructed of UPVC, laminate flooring, electric radiator and French doors leading to garden.

## Bedroom One

Built-in wardrobes providing hanging and shelving space and two further built-in cupboards, window to the front, archway leading to dressing area with window to the side, door through to:

## Ensuite

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, double shower cubicle, extractor fan, heated towel rail and obscure glazed window to the front.

## Bedroom Two

Window to the front.

## Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, bath with waterfall tap and twin shower head over, cosmetics cabinet, loft hatch giving access to roof space and obscure glazed window to the side.

## Outside

### Front Of Property

Large in out driveway providing parking for several cars and giving direct access to garage, side gate leading to the rear.

### Rear Of Property

A private rear garden mainly laid to lawn, featuring a patio area, mature trees, established shrubs and borders, motorised sun awning over the kitchen window, along with a summer house and garden shed.

### Garage

Motorised roller shutter door; with light and personal door to the front leading to garage.





Total floor area 141.0 m<sup>2</sup> (1,518 sq.ft.) approx

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EPC Rating: D Council Tax  
Band: E

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Tenure: Freehold



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