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# Whitnash Close

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BALSALL COMMON

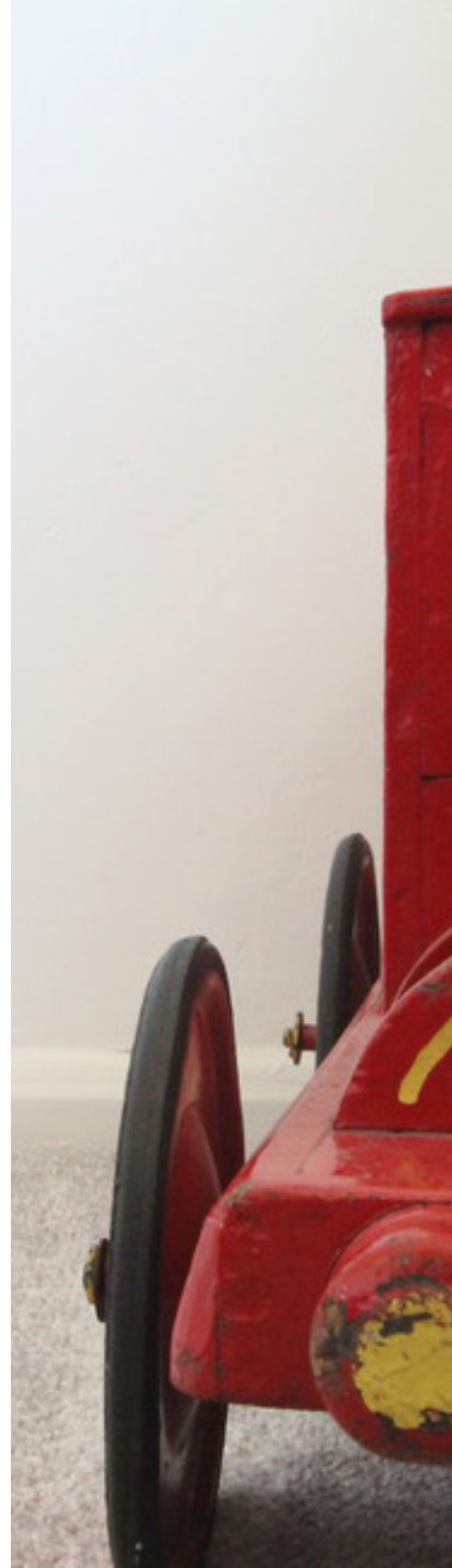


# welcome

A well presented, spacious 4 BEDROOM terraced property ideal for first time buyer or investors located in a highly sought-after village having superb school catchment.

## key features

- 4 Bedroom, spacious and well presented mid-terraced
- Quiet location set back from road side
- Ideal first time buy / investor property
- Neutral, modern style-ready to move in
- Spacious and bright living room
- Separate dining room with garden views
- Modern-style kitchen with fitted appliances
- Large conservatory with French doors
- Front and rear gardens plus store room
- Superb school catchment



# the details

This is a fabulous home, beautifully presented and located in this highly-desirable village, close to amenities, road, air and rail connections plus having superb school catchment. An ideal opportunity for first time buyers or investors.

This property is spacious, modern and neutrally presented ready for you to move straight in. As soon as you step inside you will love this property, having been recently modernised to a high standard offering simple and stylish touches throughout.

Set away from the road side with common grass/play area in-front of the property affording a safe and spacious area for kids to play. Having fore-garden leads you to the front door.

Once inside the porch area there is a useful store cupboard leading through to the main hallway which has further under-stairs storage too.

On the first floor you will find a handy cloakroom with W.C, a spacious and bright living room to the front, a modern-style kitchen with fitted appliances then leading you through into the large conservatory with French doors out to the rear garden. This property has the advantage of separate dining/reception room perfect for kids play room or family sitting room.

Upstairs, are four, spacious bedrooms all neutrally presented and the family shower room which has been refitted to an impressive modern style.

Outside, the property benefits from both front garden and secure rear gardens having tiered patio areas and store room.



## hallway

Welcome inside this gorgeous home. The hallway is bright and welcoming where you can immediately see the love, style and space this home has to offer you. Laminate flooring, neutral decor with a handy large under-stairs store. Radiator.



# living room

Neutrally presented and spacious with views over the front garden and common land. The large double glazed window delivers plenty of natural light into the living area, radiator and contrasting grey laminate flooring. A superb family space to relax and catch up with your day.



# dining room / sitting room

This is a great space, whether you choose to use as a dining room or a cosy sitting space, perfect for kids games room or snug room-lots of options here. Leading from the kitchen with a continuation of floor tiles running in. Sliding window looking into the conservatory and rear garden. Radiator and ceiling light.



# kitchen

A modern, stylish and practically considered space. A good range of grey wall and base units surrounded by white, contrasting wall tiles and marble effect work-surface. Having the benefit of built-in appliances to include NEFF double oven and grill, Tecnik 5 burner gas hob with extractor hood over. Built-in fridge, freezer, 1.5 sink with views out to the garden and provision for your washing machine. The door leads you into the conservatory.





# conservatory

A fantastic space and a real benefit to this property. Stretching across the rear of the property with French door leading out to the garden. Neutrally presented with contrasting floor tiles. A perfect place for dining or ideal for those social gatherings to enjoy the summer months. The conservatory has a large store cupboard leading off providing space for your freezer etc.



# Landing

Big and bright space ideal for the morning rush hour. Having airing cupboard off being home to the Vaillant 'Eco tec Pro28' boiler. Loft access





# shower room

This shower room is simply stunning. A beautifully presented modern space to get your day going with a fun start. The moment you step inside onto the black, sparkly floor tiling you feel like you've stepped inside a 5-star hotel.

Comprising of double-sized shower with Grohe chrome mixer shower with two shower fittings and glass door. Hi-gloss vanity with hand-basin over, RAK W.C, heated towel rail, stylish grey wall tiling with double glazed opaque window.





## bedroom one

Located at the front of the property offering a spacious and bright bedroom with views out over the common land. Neutrally presented with new contrasting carpets, plenty of space for all your bedroom furniture, double glazed window, radiator and ceiling light.



## bedroom two

Another spacious and bright bedroom having the benefit of garden view. Neutral decor with new, contrasting carpet, radiator and ceiling light.



## bedroom three

Located at the front of the property, with space for your bed and wardrobe. Neutral decor, double glazed window and ceiling light.



## bedroom four

Another bright and neutrally presented space with garden views. Double glazed window, radiator and ceiling light.

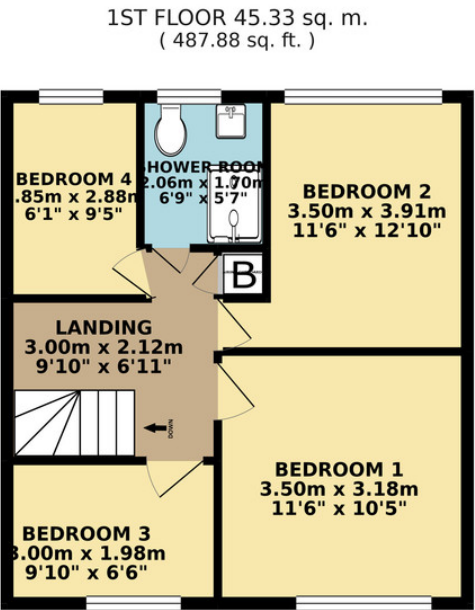
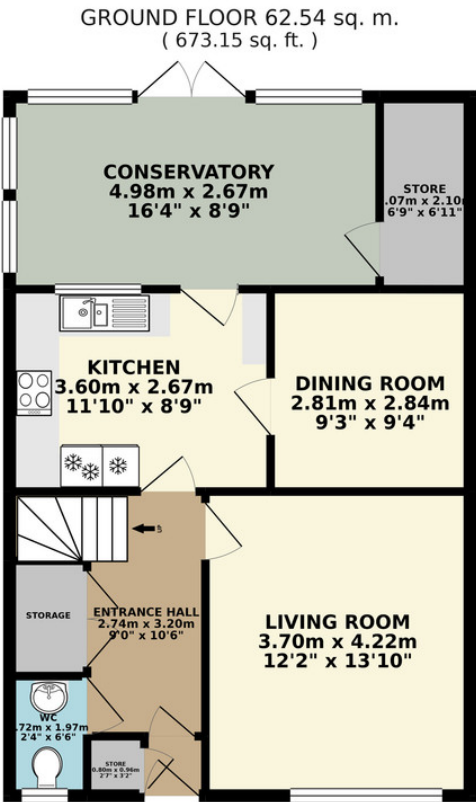


# outside space

The rear garden is made up of tiered patio areas having railway sleepers and pebble borders. A safe place for the little ones to play and easily maintained especially for the family dog.



# floor plans







# additional spaces

## Porch

Perfect to get out of the rain with storage cupboard, grey ceramic floor tiles with glazed Upvc door leading into the main hallway.

## cloakroom

This space is beautifully presented having hi-gloss vanity with modern wash-basin over with chrome mixer tap and light-grey splash-back tiles, W.C, stylish white wall-tiling with contrasting floor tiles. Having opaque double glazed window.

## store

This home is not short of storage space. Set off from the conservatory this is a real handy space, perfect to house your freezer, dryer and keep your tools and

# technical

We are advised this property is freehold, please seek confirmation from your legal representative. The property offers double glazing and gas centrally heated. We are advised the council tax is band C and payable to Solihull MBC

Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

Purchaser please note, due to law changes with anti-money laundering, estate agents are now obligated to carry out AML checks on purchasers. You will be required to provide information to assist with our checks.

All information we provide is in good faith and as a general guide to the property. Details have been verified by the sellers.

GDPR, in light of recent changes to data protection, we advise you that should you enquire about this property, view or request to be added to our mailing list we do store your contact details for the purpose of informing you of properties that we feel are suitable. Should you make an offer that is accepted, we do require ID information and financial information which we hold. The information is retained on our files for 5 years to meet our requirements for anti-money laundering purposes with HMRC. You are entitled to have your personal information removed from our records by contacting our agency at any time.

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