

Atkinson Stilgoe

Laurels Crescent
Balsall Common

# Laurels Crescent
# Balsall Common CV7 7ED

for sale offers in the region of
**£530,000**







## Property Description

A modern and exceptionally spacious four-bedroom semi-detached home, significantly extended with a double-storey side extension and rear wraparound extension to create a superb family residence.

The standout feature of this impressive property is the expansive open-plan kitchen, dining and snug area to the rear, offering the perfect space for modern family living and entertaining. Bi-fold doors open onto a private rear garden, complete with a patio and dedicated seating area.

The accommodation comprises four generously sized double bedrooms, two of which benefit from stylish en-suite shower rooms, together with a contemporary family bathroom.

The ground floor boasts a stunning family living room featuring a dual-aspect log burner, creating a warm and inviting focal point. An attractive entrance hallway and convenient guest WC complete the ground floor accommodation.

Combining generous living space, modern finishes and excellent family-friendly layout, this outstanding home is ideal for those seeking comfort, style and practicality.

## Approach

Set back from the road within a peaceful cul-de-sac, the property benefits from a driveway providing off-road parking for two vehicles. A beautifully landscaped raised corner garden enhances the frontage, with gated side access leading to the rear garden. The front entrance door opens into:

## Entrance Hall

Welcoming entrance hallway with stairs rising to the first floor and doors to the downstairs cloakroom, the lounge, kitchen/dining room and the study.

## Kitchen Dining Room

This beautiful modern kitchen / dining room is fitted with a range of base and wall mounted kitchen units and Granite worktops and splashback. Integrated appliances to include; two double ovens, electric hob, microwave, dishwasher. Large centre island with Granite work surface and integrated wine cooler. Bi fold doors give access to a private rear garden with patio and seating area.

## Lounge

Light and airy lounge comprising of double glazed window to the front elevation with a dual aspect log burner.

## Guest Cloakroom

Fitted with a wash hand basin, low level W/C, tiled floor to ceiling.

## Utility

Fitted with base and wall mounted units with complimentary work surfaces, plumbing for washing machine, door to the side elevation and garage access.

## Landing

The glass and oak staircase lead from the hallway. To a large and airy landing, loft access, loft lander and boarded loft and doors to all bedrooms and the main family bathroom.

## Master Bedroom

Double bedroom a double glazed window to the front elevation and modern En-suite, hand basin, W-C, shower enclosure tilted from floor to ceiling with heated hand towel rail.

## Bedroom Two

Double bedroom a double glazed window to the front elevation and modern En-suite, hand basin, W-C, shower enclosure tilted from floor to ceiling with heated hand towel.

## Bedroom Three

Double bedroom comprising a radiator and a double glazed window to the front elevation.

## Bedroom Four

Double bedroom comprising a radiator and a double glazed window to the front elevation.

## Family Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and shower over, low level W/C, tiled walls floor to ceiling, tiled flooring, an extractor fan, a radiator.

## Outside

## Front Of Property

To the front of the property there is a driveway providing off road parking and giving direct access to garage, gated side access.

## Rear Garden

Private rear garden laid to law with patio area and children's play area, cold water tap, gated side access and storage shed.

## Garage

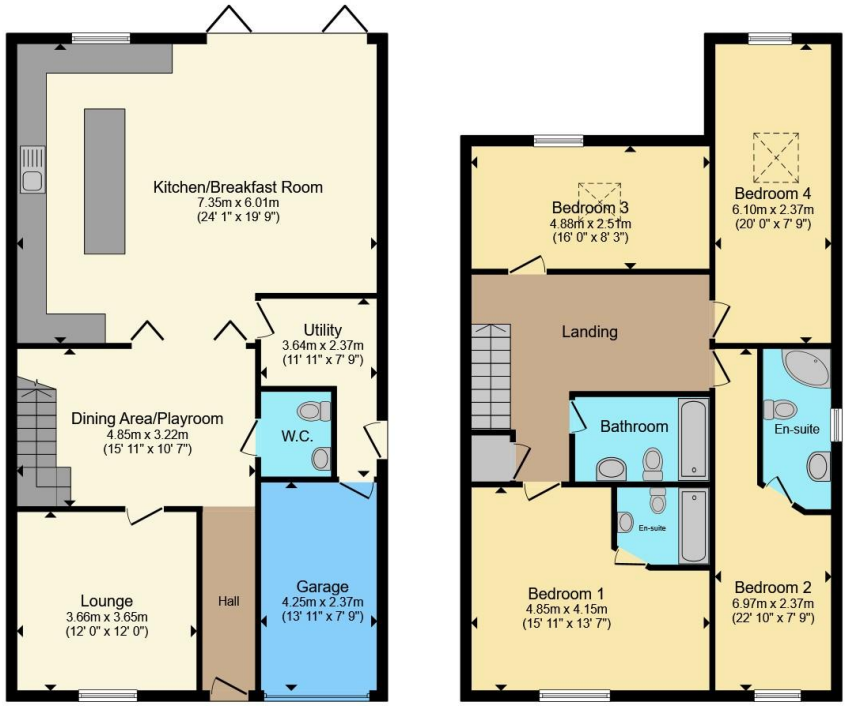
Single garage with electric roller door.

## 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 182.5 m² (1,964 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

**T 01676 535234**
**E info@atkinsonstilgoe.co.uk**

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/BAL107074**

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.