

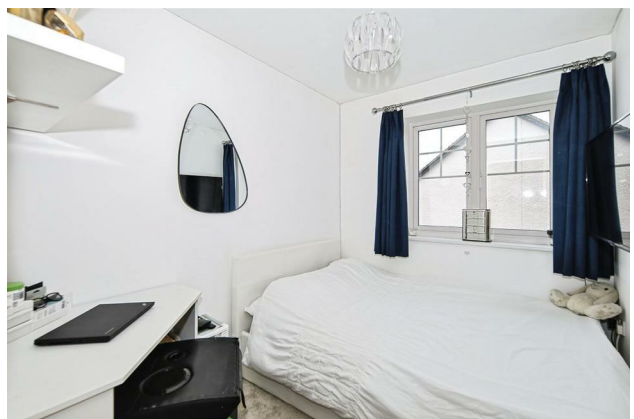
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35 Meer Stones Road, Balsall Common, Coventry, CV7 7JD

Guide Price £375,000

Property Images



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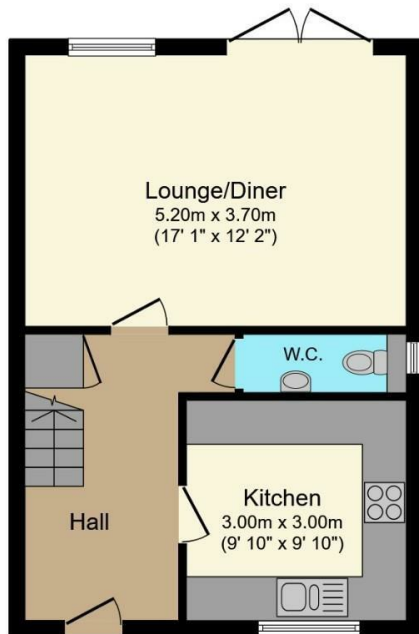
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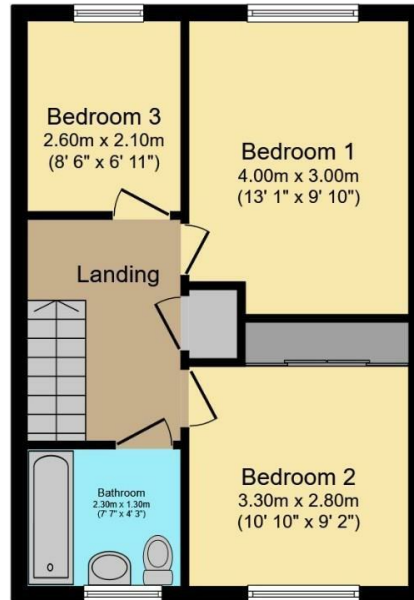


Property Images





Ground Floor



First Floor

Total floor area 80.1 sq.m. (862 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).

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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1
Tenure: Freehold

Beautifully Presented Three-Bedroom Semi-Detached Home Overlooking a Protected Nature Reserve in Balsall Common

Set within the highly desirable village of Balsall Common, this beautifully presented three-bedroom semi-detached home enjoys an attractive position overlooking a protected nature reserve to the front. Offering stylish, well-appointed accommodation, allocated parking and a peaceful setting, the property is perfectly suited to modern family living.

The property has been tastefully redecorated throughout, offering a fresh and welcoming interior. The spacious lounge/diner provides an inviting setting for both everyday living and entertaining, with French doors opening directly onto the rear garden, allowing plenty of natural light to flow through. The modern fitted kitchen features a stylish range of base and wall-mounted units, complemented by generous worktop space, providing both practicality and an attractive finish. A separate ground-floor WC adds further convenience.

To the first floor, the property continues to impress with three well-proportioned bedrooms, offering comfortable and versatile accommodation. The principal bedroom is particularly generous in size, complemented by two further bedrooms, each offering excellent flexibility to suit individual requirements. Completing the accommodation is a modern family bathroom, beautifully appointed with a contemporary suite comprising a panelled bath with overhead shower, WC and wash hand basin.

Externally, the property benefits from an attractive, low-maintenance rear garden, thoughtfully finished with artificial lawn, providing an ideal setting for outdoor dining, entertaining or relaxing. Further enhancing the appeal is allocated parking, while the protected nature reserve to the front provides a particularly pleasant outlook and a wonderful sense of tranquillity.

Balsall Common remains one of the area's most sought-after village locations, renowned for its excellent local amenities.

Features

• Three-bedroom semi-detached property • Popular Balsall Common location • Spacious lounge/diner • Fitted kitchen • Ground-floor WC • Three first-floor bedrooms • Family bathroom • Low-maintenance rear garden with artificial grass • Convenient access to local amenities and transport links Close to local schools and school catchment areas • Ideal for first-time buyers, families or investors