







Meer Stones Road, Balsall Common

Tenure: Freehold

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

Guide Price £375,000

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DESCRIPTION

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.

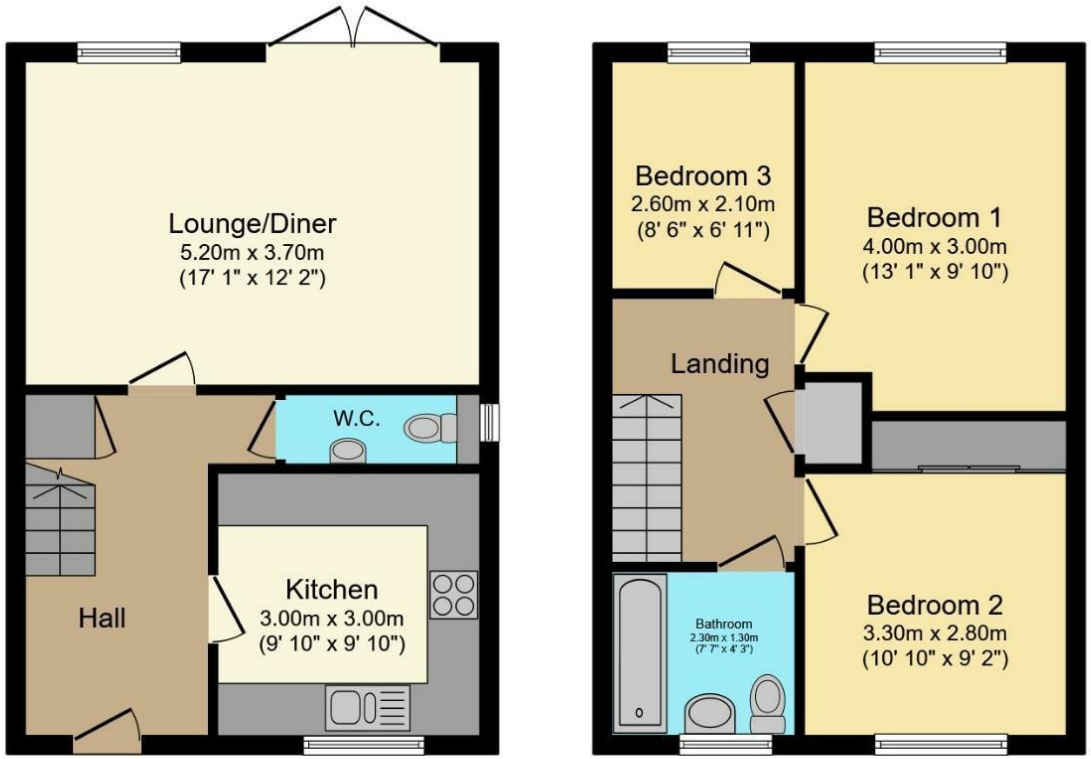








Council Tax: D



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). Powered by www.focalagent.com

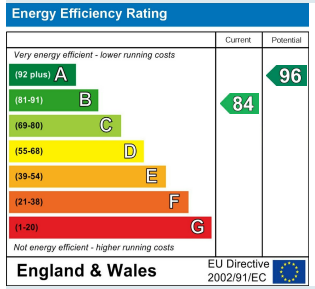
Viewing

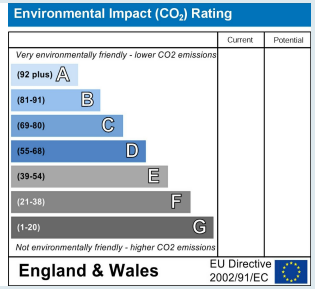
Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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