







# Wood Sorrel House Malkins Way, Shustoke, Coleshill, Birmingham, B46 Guide Price £565,000

Milford Green Court is an exclusive development of 14 executive family homes with a range of 3 to 5 bedroom homes finished to an exacting standard. Offering wonderful open plan accommodation. Plot 8 Wood Sorrel House is a well proportioned semi-detached family home.

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

### **ACCOMMODATION DETAILS**

The internal accommodation comprises an entrance hall, cloakroom/utility, large open plan kitchen/breakfast/family room and to the first floor there are three excellent size bedrooms with the main bedroom having en-suite facilities and a principal bathroom. Externally there are delightful lawned rear gardens and access to a double garage.

# **LOCATION**

# **Local Authority**

South Derbyshire Council - 01283 595795 North Warwickshire Borough Council - 01827 715341 Hinckley and Bosworth Council - 01455 238141

North West Leicestershire District Council - 01530 454545 Tamworth Borough Council - 01827 709709 Lichfield District Council - 01543 308 000 Nuneaton & Bedworth Council -024 7637 6376 Northampton Borough Council Tel: 01604-837837 Daventry District Council - 01327 871100 Birmingham City Council - Birmingham City Council - 0121 303 1113

# **Viewing Arrangements**

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

# **Fixtures and Fittings**

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

# **Floorplan**

Howkins & Harrison prepare these plans for reference only. They are not to scale.

## **Additional Services**

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

# **Important Information**

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general quidance and are not to scale.

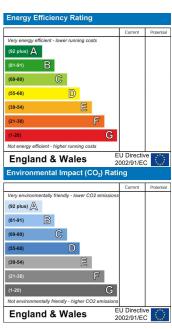




First Floor







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