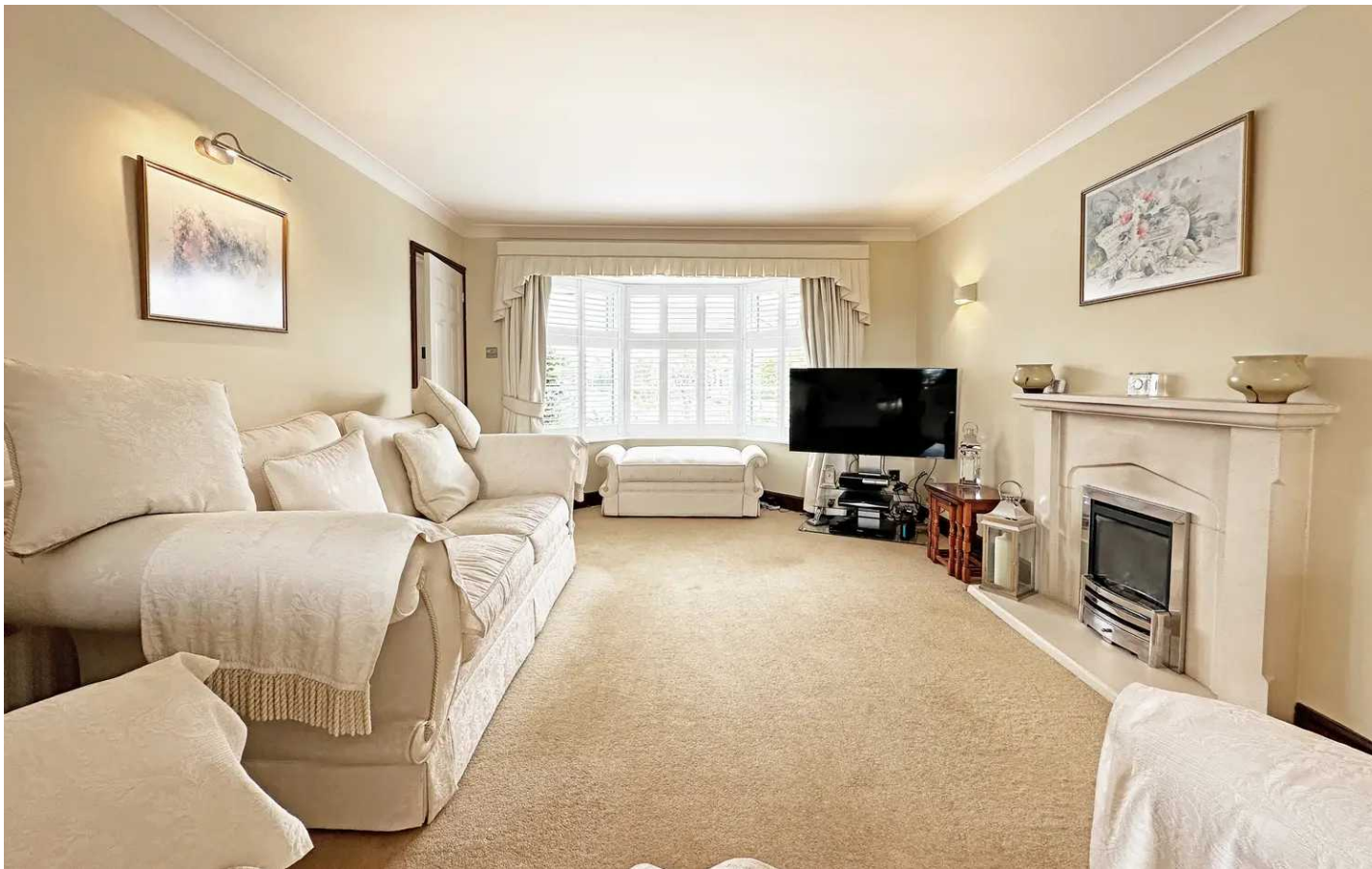




James Dawson Drive, Millisons Wood

Offers in Region of £525,000





PROPERTY OVERVIEW

This extended four bedroom detached property is set in a quiet location on the edge of the Millisons Wood estate and benefits from a private South facing rear garden with lean to shed side of property, brick built BBQ on decking area, new fascias and guttering and superb far reaching views over open countryside. Having the benefit of UPVC double glazing, gas central heating and being positioned on a corner plot the property provides potential purchasers with: entrance hallway, dual aspect living room with bay window, dining area with triple glazed french doors, breakfast kitchen (with corian worktops and integrated fridge freezer) opening into the conservatory, guest WC, utility room, four bedrooms (principal with en-suite), bathroom, garage and driveway parking.



Viewing is recommended to appreciate the exceptional outlook of this modern family home and is strictly by appointment only via Xact on 01676 534 411.



PROPERTY LOCATION

Millisons Wood is positioned between Meriden and Coventry and is only a short driving distance from Balsall Common and Solihull. It is within the Heart of England Senior School catchment area and provides excellent access to the A45, M42 and M6 motorway network and nearby rail links, the area is ideally positioned for commuter access to the wider West Midlands area.

Council Tax band: E

Tenure: Freehold

- Four Bedroom Detached House
- South Facing Garden
- Breakfast Kitchen Open Plan into Conservatory
- Dual Aspect Lounge
- Views Over Open Fields to the Rear
- En-Suite Principal Bedroom
- Garage & Driveway Parking





ENTRANCE HALLWAY

LIVING ROOM

14' 9" x 11' 10" (4.5m x 3.6m)

DINING AREA

11' 10" x 8' 8" (3.6m x 2.65m)

BREAKFAST KITCHEN

13' 1" x 12' 8" (4m x 3.85m)

CONSERVATORY

13' 1" x 9' 0" (4m x 2.75m)

GUEST WC

8' 2" x 2' 9" (2.5m x 0.85m)

UTILITY ROOM

8' 2" x 4' 11" (2.5m x 1.5m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 12" x 11' 10" (3.65m x 3.6m)

EN-SUITE

4' 11" x 4' 11" (1.5m x 1.5m)

BEDROOM TWO

10' 10" x 10' 8" (3.3m x 3.25m)

BEDROOM THREE

9' 0" x 8' 6" (2.75m x 2.6m)

BEDROOM FOUR

9' 6" x 6' 11" (2.9m x 2.1m)

BATHROOM

9' 8" x 5' 7" (2.95m x 1.7m)





OUTSIDE THE PROPERTY

GARAGE

11' 6" x 8' 2" (3.5m x 2.5m)

DRIVEWAY PARKING

PRIVATE SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN SALE

Duel fuel range cooker (negotiable), extractor, fridge/freezer, integrated dishwasher, all carpets, all blinds included in the conservatory, fitted wardrobes in three bedrooms, some light fittings, wooden shutters (negotiable), built in speakers in the kitchen and main bathroom and a garden shed.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - TalkTalk. Loft space - partially boarded with lighting.

MONEY LAUNDERING REGULATIONS

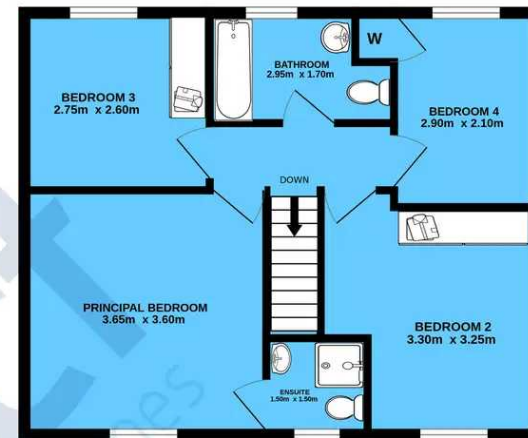
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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