



## Olympus Close, Millisons Wood

Offers Over £495,000





#### PROPERTY OVERVIEW

This extended four bedroom detached property provides a generous amount of living space and is well presented and maintained throughout. Being available to purchase with no onward chain the property provides potential purchasers with: entrance hallway, living room, dining room, breakfast kitchen, conservatory, utility room, guest WC, four bedrooms (principal en-suite), family shower room, double length garage, driveway parking and a private rear garden with views over open countryside and brick built BBQ.

Viewing is recommended to appreciate the size and quality of the accommodation and is strictly by appointment with 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







- Extended Four Bedroom Detached
- Well Presented Throughout
- Living Room, Dining Room & Breakfast Kitchen
- Conservatory
- En-Suite Principal Bedroom
- Double Length Garage
- Private Rear Garden
- Views Over Open Countryside

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

20' 10" x 11' 6" (6.35m x 3.5m)

#### **DINING ROOM**

16' 9" x 12' 4" (5.1m x 3.75m)

#### **BREAKFAST KITCHEN**

23' 4" x 9' 10" (7.1m x 3m)

#### **CONSERVATORY**

9' 0" x 7' 10" (2.75m x 2.4m)

#### **UTILITY ROOM**

7' 7" x 6' 3" (2.3m x 1.9m)

#### **GUEST WC**

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

19' 8" x 15' 3" (6m x 4.65m)

#### **EN-SUITE**

7' 5" x 6' 11" (2.25m x 2.1m)

#### **BEDROOM TWO**

11' 12" x 10' 0" (3.65m x 3.05m)

#### **EN-SUITE**

5' 1" x 3' 1" (1.54m x 0.94m)





**BEDROOM THREE**

10' 0" x 7' 9" (3.05m x 2.35m)

**BEDROOM FOUR**

7' 1" x 6' 11" (2.15m x 2.1m)

**SHOWER ROOM**

6' 11" x 6' 5" (2.1m x 1.95m)

**OUTSIDE THE PROPERTY****DOUBLE LENGTH GARAGE**

27' 5" x 8' 2" (8.35m x 2.5m)

**DRIVEWAY PARKING****PRIVATE REAR GARDEN****ITEMS INCLUDED IN SALE**

Integrated oven, integrated gas hob, extractor, dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings, a garden shed and a greenhouse.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.

Broadband - TalkTalk. Loft space - 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.

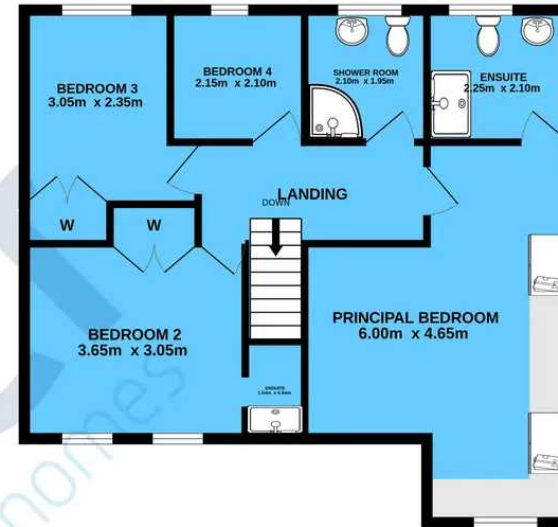




GROUND FLOOR



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.  
Made with Metropix ©2023

# Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
SALES & LETTINGS

