



Grace Road, Millisons Wood

Offers Over £450,000







## PROPERTY OVERVIEW

This refurbished and extended traditional three bedroom semi-detached property is beautifully presented throughout and benefits from a large West facing rear garden with views over open fields. Being just a short walk from Millisons Woods the property provides a combination of a quiet semi-rural location but within 2 minutes of the A45 and associated commuter routes. In summary the property provides potential purchasers with:- entrance hallway, downstairs wc, dual aspect living room, extended kitchen diner with feature island, utility room, playroom / study, three bedrooms and a re-fitted family bathroom with bath & separate shower cubicle. Outside there is a long West facing garden backing onto open fields and a wide driveway providing off road parking for multiple vehicles.

Viewing is strictly by appointment only 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: D

Tenure: Freehold

- Traditional Three Bedroom Semi
- Beautifully Presented Throughout
- Stunning Breakfast Kitchen
- Living Room & Playroom / Study
- Large West Facing Rear Garden
- Re-Fitted Family Bathroom
- Driveway Parking for Multiple Vehicles
- Views Across Open Fields to the Rear







## ENTRANCE HALLWAY

## WC

## LIVING ROOM

23' 4" x 10' 6" (7.1m x 3.2m)

## KITCHEN / DINER

16' 1" x 14' 7" (4.9m x 4.45m)

## UTILITY ROOM

6' 9" x 5' 3" (2.05m x 1.6m)

## PLAYROOM / STUDY

9' 2" x 6' 9" (2.8m x 2.05m)

## FIRST FLOOR

## BEDROOM ONE

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

## BEDROOM TWO

11' 8" x 10' 12" (3.55m x 3.35m)

## BEDROOM THREE

8' 2" x 6' 1" (2.5m x 1.85m)

## BATHROOM

8' 2" x 7' 3" (2.5m x 2.2m)







## **OUTSIDE THE PROPERTY**

### **LONG WEST FACING GARDEN**

### **OFF ROAD PARKING FOR MULTIPLE VEHICLES**

### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, microwave, dishwasher, all carpets, some curtains, all blinds, all light fittings and a garden shed.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.

Broadband - Sky. Loft space - with ladder.

### **MONEY LAUNDERING REGULATIONS**

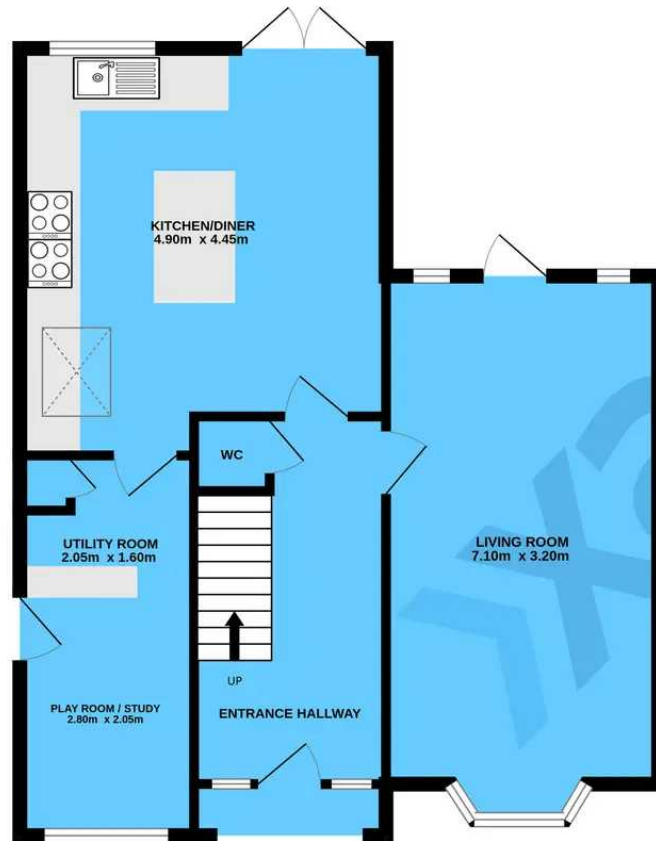
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



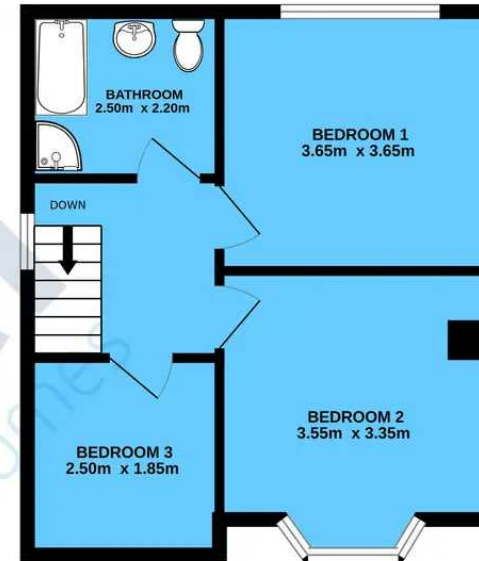




GROUND FLOOR



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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# Xact Homes

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