



Birmingham Road, Millisons Wood

Guide Price £470,000





PROPERTY OVERVIEW

This traditional three bedroom detached property is set well back from the Birmingham Road behind a long driveway & front garden and is available to purchase with no onward chain. Being very realistically priced to attract serious buyers and providing further potential to refurbish and extend, subject to the necessary planning consents, the property provides potential purchasers with:- entrance hallway. lounge, dining room, kitchen, conservatory, large utility room, downstairs WC, three double bedrooms, shower room and separate WC. Outside, to the rear is a well established South facing garden, a garage and a long front garden .

Viewing 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: F

Tenure: Freehold

- Three Bedroom Detached House
- Potential to Refurbish & Extend (STPP)
- Lounge, Dining Room, Kitchen & Conservatory
- South Facing Garden
- Views Over Open Countryside to the Front
- Long front Driveway / Garden
- Well Positioned for Access to A45





ENTRANCE HALLWAY

LOUNGE

15' 11" x 15' 1" (4.85m x 4.60m)

DINING ROOM

29' 11" x 29' 11" (9.11m x 9.11m)

KITCHEN

36' 5" x 26' 7" (11.10m x 8.11m)

CONSERVATORY

39' 4" x 23' 4" (12.00m x 7.10m)

UTILITY

35' 5" x 28' 3" (10.80m x 8.60m)

WC

FIRST FLOOR

BEDROOM ONE

19' 7" x 10' 9" (5.97m x 3.27m)

BEDROOM TWO

16' 3" x 9' 11" (4.95m x 3.03m)

BEDROOM THREE

13' 5" x 8' 4" (4.10m x 2.55m)

SHOWER ROOM

8' 3" x 6' 0" (2.52m x 1.82m)

WC





OUTSIDE THE PROPERTY

GARAGE

17' 9" x 8' 6" (5.40m x 2.60m)

TOTAL SQUARE FOOTAGE

129.0 sq.m (1389 sq.f) approx.

SOUTH FACING GARDEN

ITEMS INCLUDED IN THE SALE

Free standing cooker, integrated oven, integrated hob, all carpets, all curtains, fitted wardrobes in bedroom one, all light fittings, garden shed and greenhouse.

ADDITIONAL INFORMATION

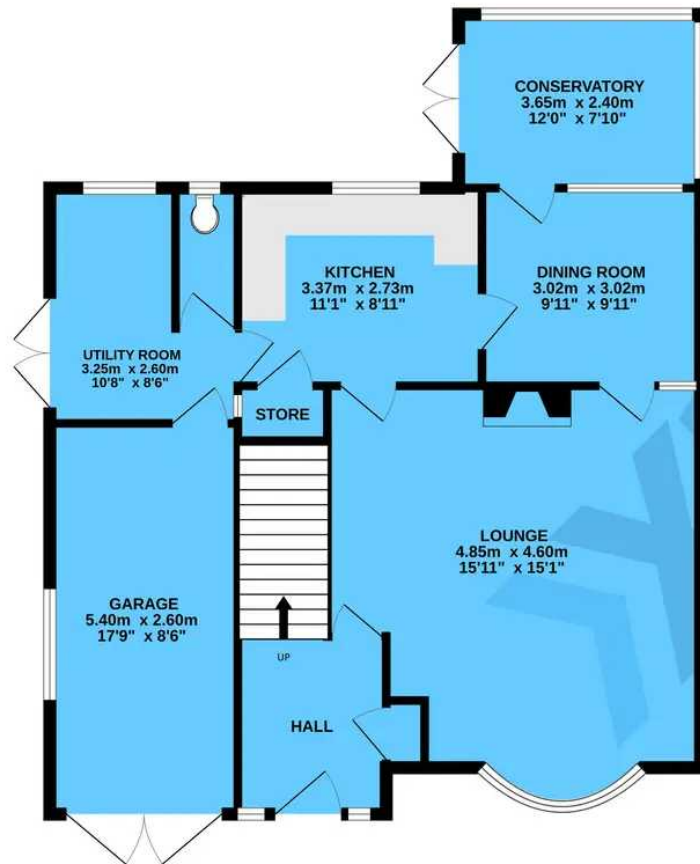
Services: water meter, mains gas, electricity and mains sewers. Broadband: BT. Loft Space: boarded with lighting

MONEY LAUNDERING REGULATIONS

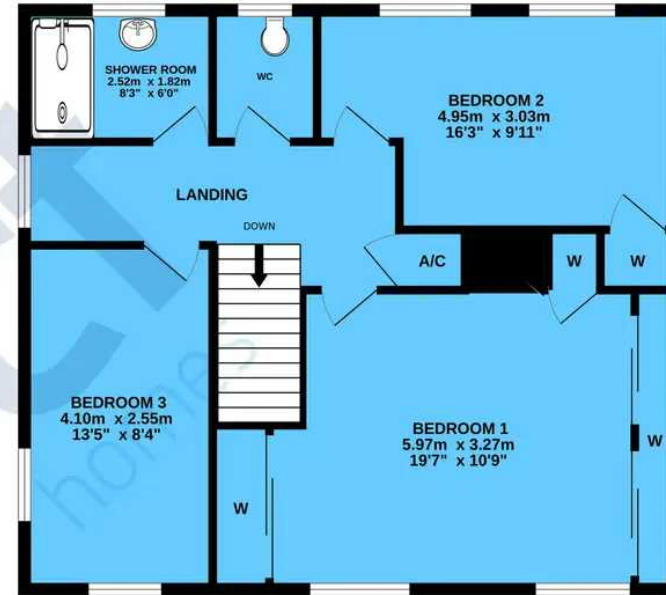
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 129.0 sq.m. (1389 sq.ft.) approx.

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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