



**Birmingham Road, Millisons Wood**

Offers in Region of **£425,000**





## PROPERTY OVERVIEW

This two bedroom detached bungalow is situated in a generous plot offering further scope for extension (subject to the necessary planning consents) and is available to purchase with no onward chain. Being well maintained with a recently fitted roof, central heating boiler and UPVC double glazing the property would now benefit from some cosmetic updating to create an ideal home for buyers looking for a single storey home with a large garden in a semi-rural location.

In summary the property provides potential purchasers with:- porch, entrance hallway, lounge, dining kitchen with large pantry, two double bedrooms, bathroom and conservatory / rear porch. Outside there is a double length garage, generous driveway providing off road parking for several vehicles and a generously proportioned rear garden.

Viewing is by appointment with Xact Homes on 01676 534 411.





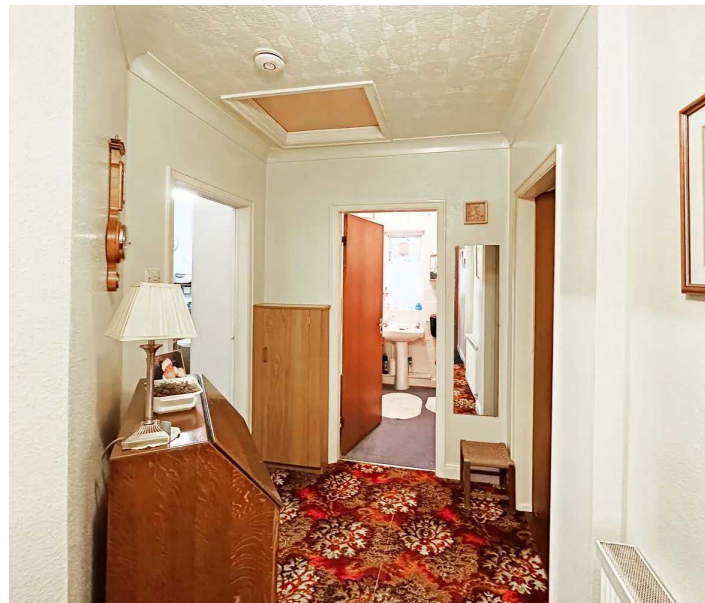
#### PROPERTY LOCATION

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

- Two Bedroom Detached Bungalow
- Potential to Extend (STPP) & Refurbish
- No Onward Chain
- Large Rear Garden
- Driveway & Double Length Garage
- New Roof, Central Heating Boiler & UPVC Double Glazing





**PORCH**

**ENTRANCE HALL**

**LOUNGE**

11' 10" x 11' 6" (3.61m x 3.51m)

**DINING KITCHEN**

16' 9" x 10' 10" (5.11m x 3.30m)

**PANTRY**

5' 3" x 3' 3" (1.60m x 0.99m)

**CONSERVATORY/REAR PORCH**

10' 10" x 5' 3" (3.30m x 1.60m)

**BEDROOM ONE**

12' 0" x 11' 8" (3.66m x 3.56m)

**BEDROOM TWO**

12' 0" x 11' 6" (3.66m x 3.51m)

**BATHROOM**

6' 7" x 6' 1" (2.01m x 1.85m)

**TOTAL SQUARE FOOTAGE**

81.7 sq.m (880 sq.ft) approx.

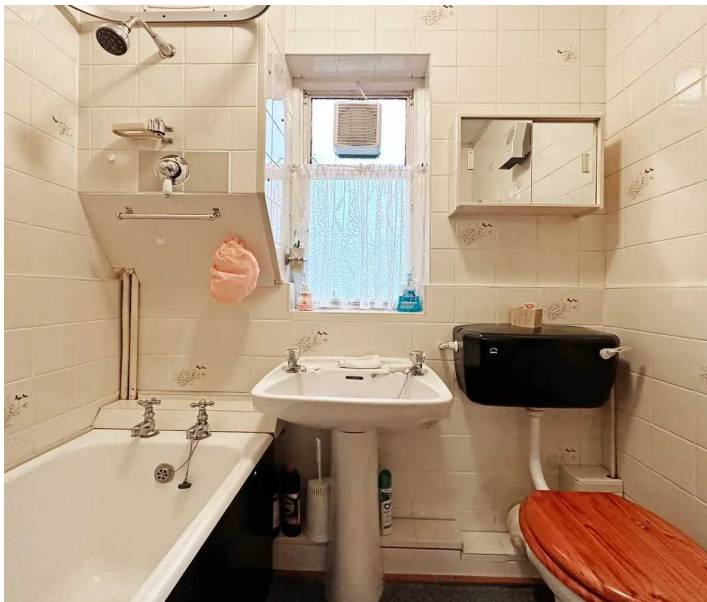
**OUTSIDE THE PROPERTY**

**DOUBLE LENGTH GARAGE**

27' 3" x 8' 6" (8.31m x 2.59m)

**GENEROUS DRIVEWAY**

**LARGE REAR GARDEN**





#### **ITEMS INCLUDED IN THE SALE**

Free standing cooker, fridge/freezer, washing machine, all carpets, curtains, blinds and light fittings and garden store.

#### **ADDITIONAL INFORMATION**

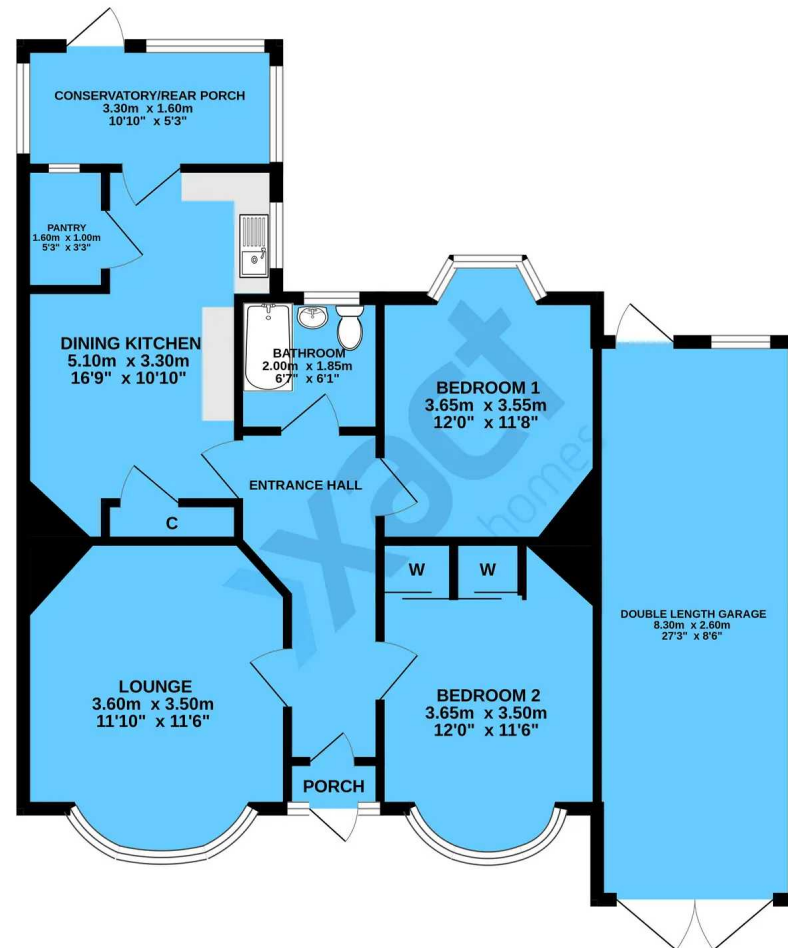
Services - mains gas, electricity and cesspit. The property has recently had a new boiler fitted.

#### **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  
81.7 sq.m. (880 sq.ft.) approx.



TOTAL FLOOR AREA: 81.7 sq.m. (880 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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**Xact Homes**

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