



## Daytona Drive, Millisons Wood

Guide Price £385,000



## PROPERTY OVERVIEW

This significantly extended three bedroom detached property is located in a quiet cul-de-sac in Millisons Wood and is available to purchase with no onward chain. Offering the potential to refurbish & improve the property provides a generous amount of living accommodation and further benefits from a West facing rear garden. In summary the accommodation provides potential purchasers with: entrance hallway, living room, breakfast kitchen into family room, large utility room, guest WC, three bedrooms (1 x en-suite), bathroom, garage, driveway parking and a private West facing rear garden.

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



- Three Bedroom Detached House
- Potential to Refurbish & Improve
- No Onward Chain
- Significantly Extended
- Breakfast Kitchen & Utility Room
- En-Suite Bedroom one
- Garage & Driveway Parking
- West Facing Rear Garden



## 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

## ENTRANCE HALL

### LIVING ROOM

14' 5" x 10' 2" (4.39m x 3.10m)

### BREAKFAST KITCHEN

13' 11" x 8' 10" (4.24m x 2.69m)

### FAMILY ROOM

13' 11" x 8' 10" (4.24m x 2.69m)

### UTILITY ROOM

9' 8" x 8' 10" (2.95m x 2.69m)

### WC

### INTEGRAL GARAGE

18' 6" x 9' 8" (5.64m x 2.95m)

## FIRST FLOOR

### BEDROOM ONE

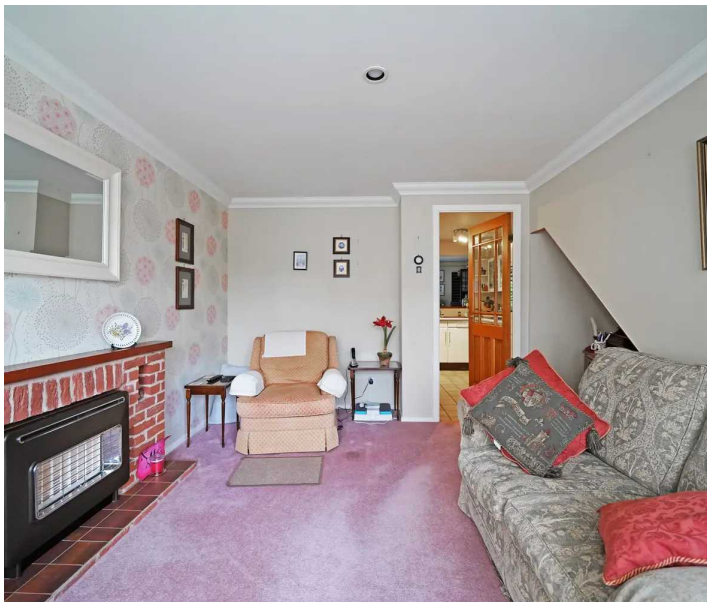
12' 2" x 9' 8" (3.71m x 2.95m)

### ENSUITE

9' 8" x 6' 1" (2.95m x 1.85m)

### BEDROOM TWO

13' 1" x 11' 10" (3.99m x 3.61m)



**BEDROOM THREE**

11' 4" x 6' 7" (3.45m x 2.01m)

**BATHROOM**

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

**TOTAL SQUARE FOOTAGE**

100 sq.m (1076 sq.ft) approx.

**OUTSIDE THE PROPERTY****WEST FACING REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, fridge/freezer, dishwasher, washing machine, all carpets, curtains, blinds and light fittings, fitted wardrobes in one bedroom, garden shed and electric garage door.

**ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - fibre optic. Loft space - boarded with ladder.

**MONEY LAUNDERING REGULATIONS**

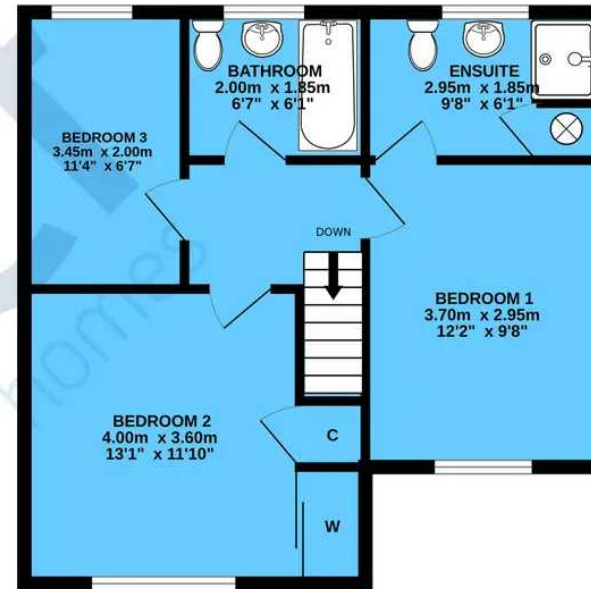
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 100.0 sq.m. (1076 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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