



James Dawson Drive, Millisons Wood

Offers Over £550,000





PROPERTY OVERVIEW

This beautifully presented and extended four bedroom detached property offers a ready to move into family home and benefits from views over open countryside to the rear. Having been substantially extended and modernised by the present owners the property now provides potential purchasers with a ready to move into family home offering: entrance hallway, living room, superb open plan family breakfast kitchen into garden room, guest WC, utility room, four excellent double bedrooms (principal ensuite) and a family bathroom. Outside there is a storage garage and a private landscaped rear garden overlooking open ground.

Viewing is 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: F

Tenure: Freehold





- Extended Four Bedroom Detached
- Beautifully Presented Throughout
- Superb Family Breakfast Kitchen
- Four Double Bedrooms
- En-Suite Principal Bedroom
- Storage Garage & Driveway Parking
- Views Over Open Fields to the Rear

ENTRANCE HALLWAY

LIVING ROOM

14' 9" x 11' 6" (4.5m x 3.5m)

BREAKFAST KITCHEN

17' 1" x 14' 11" (5.2m x 4.55m)

GARDEN ROOM

24' 7" x 11' 6" (7.5m x 3.5m)

GUEST WC

7' 10" x 2' 9" (2.4m x 0.85m)

UTILITY ROOM

7' 10" x 6' 7" (2.4m x 2m)

FIRST FLOOR

PRINCIPAL BEDROOM

17' 5" x 9' 0" (5.3m x 2.75m)

EN-SUITE

8' 8" x 5' 11" (2.65m x 1.8m)

BEDROOM TWO

18' 6" x 9' 4" (5.65m x 2.85m)

BEDROOM THREE

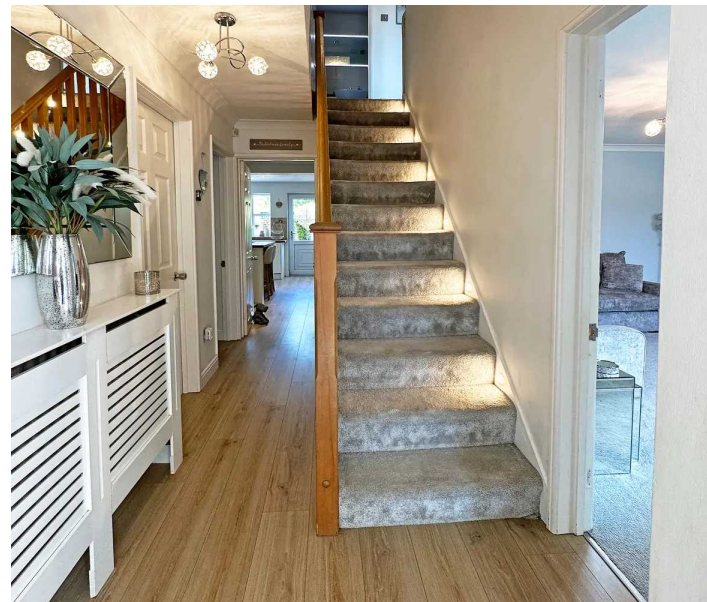
11' 12" x 9' 8" (3.65m x 2.95m)

BEDROOM FOUR

10' 8" x 10' 8" (3.25m x 3.25m)

BATHROOM

9' 6" x 5' 5" (2.9m x 1.65m)





OUTSIDE THE PROPERTY

STORAGE GARAGE

10' 3" x 8' 2" (3.13m x 2.5m)

PRIVATE LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN SALE

Neff integrated oven, Hotpoint integrated hob, extractor, Beko dishwasher, all carpets, all blinds, fitted wardrobes in two bedrooms, some light fittings, underfloor heating in en-suite and a garden shed.

ADDITIONAL INFORMATION

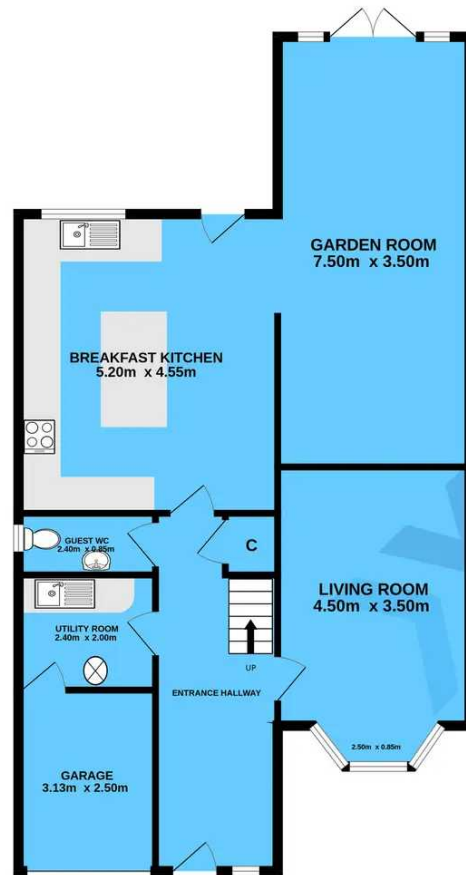
Services - mains gas, electricity and mains sewers.
Broadband - Sky. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

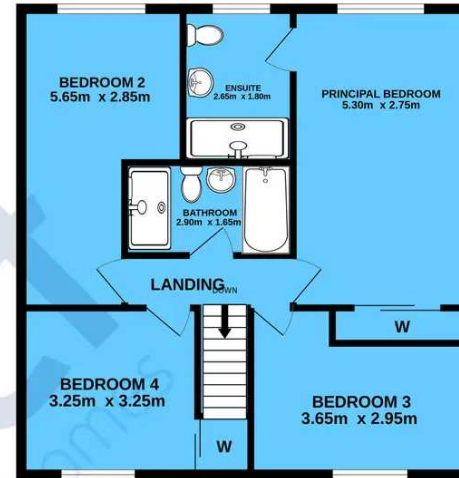
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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.
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