



**31 Bonneville Close, Millisons Wood**  
**£475,000**



## 31 Bonneville Close

Millisons Wood, Coventry

### PROPERTY IN BRIEF

Ginger are delighted to present this spacious and well-maintained four bedroom detached family home located in the popular and peaceful development within Millisons Wood.

The location is super-convenient to local commuter routes, train stations, Birmingham International airport and major motorway links, as well as future proofing for HS2. On the quieter side, then you are an easy reach of the local woodland, perfect for a quiet walk or taking the dog out, and only a short distance away from the popular Meriden village centre, offering a good compliment of shops, convenience stores, doctors and of course the local primary school.

The property itself is very well maintained, beautifully styled, and delivers really good living and sleeping spaces.

On the ground floor, there is a welcoming hallway with downstairs cloakroom, a spacious living room, and the key feature being the large open-plan kitchen/dining/sitting space with those all important bi-fold doors leading out to the south-facing rear garden and patio.

Furthermore, the location of this property, boasts a delightful view into the open field to the rear of the property.

Upstairs, the principal bedroom has an en-suite shower space, with three further bedrooms and a modern family bathroom.

Outside, as well as the front driveway, the rear south-facing garden has been beautifully landscaped with tiered levels, providing great space for the kids to play on the grass, the ideal patio for relaxing and entertaining, as well as a raised seating area to look out to the fields.

In addition, there is also a tandem garage to the side, with front and rear access, a utility space and EV charging point.

- A well-maintained and spacious four bedroom detached family house
- Boasting a large open-plan kitchen/dining/sitting space
- Separate family living room
- Principal bedroom with en-suite shower
- Modern re-fitted family bathroom

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- Modern re-fitted family bathroom
- Boasting landscaped south-facing rear garden and stunning views of adjoining fields
- Large tandem garage/utility, generous driveway and front garden
- Located on the popular Millisons Wood
- Super convenient for major road, rail and air links





#### LIVING SPACES

Welcome inside. The moment you step through the front door into the hallway, you will appreciate the modern style of this family home, especially as you gaze through from the hallway down through the kitchen and into the garden, to really appreciate the space and configuration this family home offers.

The property has the benefit of a downstairs WC which is important in any family home, offering a handy vanity cupboard with hand washbasin, splash-back tiling and a WC. There's also a radiator, and a window to the front elevation.

The key feature to this family home, is the open-plan kitchen/dining/sitting area which really sets this home off, the room that you are likely to spend most of your time when awake at home, enjoying family time, or the perfect party space. As you step through from the hallway into this space, you can embrace the landscaped south-facing garden view through the rear window as well as the benefit of bi-folding doors leading out to the patio area. The south-facing aspect keeps this room nice and light. This is just the ticket for a modern home.

The kitchen area delivers a good compliment of wood, wall and base units, giving plenty of storage, with the benefit of contrasting granite surfaces with sink and drainer. The Kitchen area provides space for a Range-style cooker, having a splash-back and Range size extractor hood over, plenty of additional cabinets, and space for a larger free-standing fridge/freezer.

You move around the corner into the dining /sitting space, which is flexible, to easily accommodate both a dining table and a comfy sofa, which makes this space especially flexible perfect for when entertaining friends and family, or keeping an eye on the kids whilst preparing meals.

The living room is a nice size and super comfortable, particularly with the modern décor and cosy carpet. The living room will easily accommodate a number of sofas and chairs, media centre and having a large window to the front which allows plenty of natural light.









## BEDROOMS & BATHROOMS

The principal bedroom suite is set to the front of the house delivering good floor space for a larger bed and accompanying bedside tables, whilst also having the benefit of fitted wardrobes with smoked mirrored sliding doors. Having two windows to the front elevation ensuring plenty of natural light, as well as central heating.

A key benefit is the en-suite shower room attached to the principal bedroom, which offers a useful vanity storage cupboard with oval free-standing sink and mixer tap, as well as a single sized shower with an electric shower unit and glass door.

The second bedroom is set to the rear of the house enjoying those stunning field views and south-facing aspect via the double glazed windows. This is a real tranquil space, particularly with the view and the delightful landscaped garden which is a nice way to start and end your day. This bedroom offers good space, plenty of room for your bed and wardrobes, as well as central heating.

Bedroom number three is located at the front of the house, an ideal space for a younger member of the family to have their single sized bed, wardrobes and homework/ gaming desk.

The fourth bedroom is in an adaptable space, where the current owners use as their home office, a flexible room whether as an office or bedroom. Boasting the delightful field and landscaped south-facing garden views to enjoy, particularly if you're working from home, to take a moment to move away from the stresses and strains of work.

The family bathroom has been re-fitted to deliver a super-modern suite, comprising of generous vanity storage with contrasting surfaces for your toiletries and toothbrushes, a hand basin with mixer tap, a WC with dual flush control, and a deep bath with mixer tap.









## OUTSIDE SPACES

### GARAGE

The property benefits from a large tandem sized garage, having up and over manual door to the front. The garage is also home to the boiler, and has a 7 kw EV charging point within.

### REAR GARDEN

Another key feature to this delightful property, is the south-facing landscaped rear garden, this is a really private space, particularly with the adjoining fields to the rear, offering a large patio stretching the width of the property which is accessed from the bi-fold doors from the kitchen/dining/seating area, as well as having a door into the garage, and access to the front driveway along the side.

### ADDITIONAL INFORMATION

We are advised this property is Freehold, please seek confirmation from your legal representative.

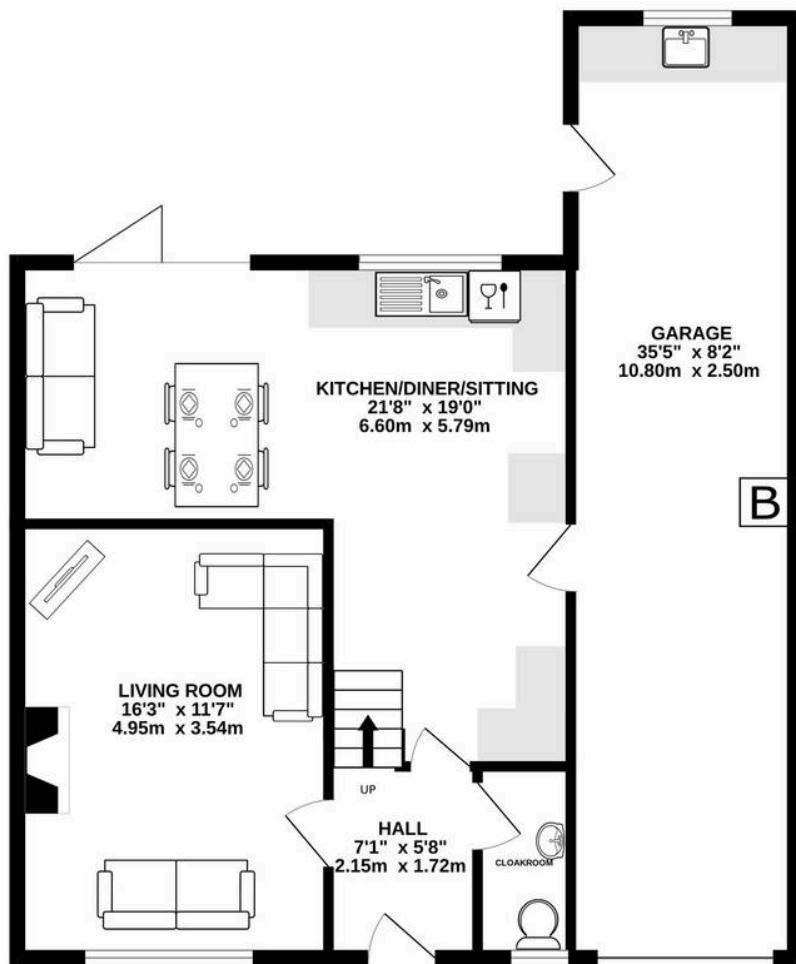
We are advised the council tax band E is payable to Solihull MBC.

EPC – TBC

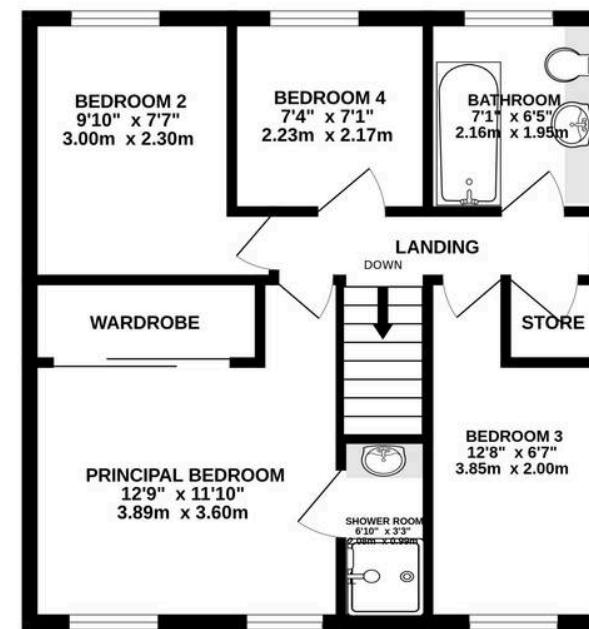
Ginger have not checked appliances / building regulations / planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. You must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points. All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions are the opinion of the selling agent at the time these details were prepared. Details have been verified by the sellers.

GROUND FLOOR  
821 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



4 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) 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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## Ginger Estate Agents

Is this the one for you? Call our team to submit your offer.

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