



Bonneville Close, Millisons Wood

Guide Price £439,950





PROPERTY OVERVIEW

This tastefully extended three bedroom detached property has been modernised and refurbished to the highest standard by the owners and offers a ready to move into property in a quiet cul-de-sac location. Benefitting from extensions to both the lounge & kitchen and offering further potential to extend the first floor (STPP) the property offers luxury features such as a modern fitted kitchen with integrated Neff appliances, air conditioning in the principal bedroom & a conservatory with air conditioning and an insulated roof. In summary the accommodation provides potential purchasers with:- enclosed porch, entrance hallway, extended lounge, contemporary fitted kitchen, dining room, conservatory, guest WC, three bedrooms and a modern family bathroom.



Outside the property has driveway parking for multiple vehicles, a single garage, well maintained private rear garden with a storage / tool shed.

Viewing is highly recommended to appreciate the quality of the accommodation and 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: D

Tenure: Freehold

- Three Bedroom Detached
- Beautifully Presented Throughout
- Potential to Extend (STPP)
- Extended & Refitted Kitchen
- Conservatory with Insulated Roof
- Garage & Driveway Parking
- Private Rear Garden
- Quiet Cul-de-Sac Location





PORCH

ENTRANCE HALLWAY

LOUNGE

19' 10" x 11' 4" (6.05m x 3.45m)

DINING ROOM

9' 10" x 9' 8" (3.00m x 2.95m)

KITCHEN

16' 5" x 11' 8" (5.00m x 3.55m)

CONSERVATORY

11' 2" x 8' 6" (3.40m x 2.60m)

WC

3' 11" x 2' 9" (1.20m x 0.85m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 8" x 9' 10" (3.55m x 3.00m)

BEDROOM TWO

10' 2" x 9' 6" (3.10m x 2.90m)

BEDROOM THREE

8' 10" x 7' 10" (2.70m x 2.40m)

BATHROOM

8' 0" x 6' 3" (2.45m x 1.90m)

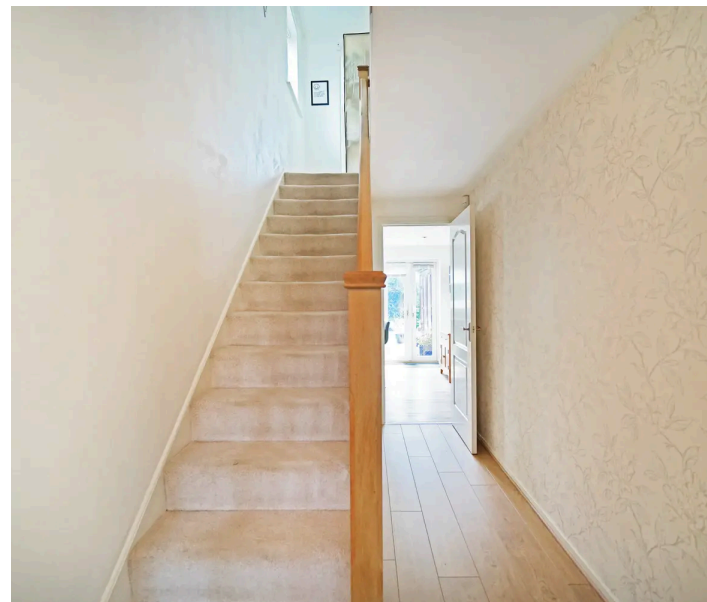
TOTAL SQUARE FOOTAGE

Total floor area: 115.0 sq.m. = 1238 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE

15' 9" x 8' 2" (4.80m x 2.50m)





WELL MAINTAINED PRIVATE REAR GARDEN

STORAGE / TOOL SHED

ITEMS INCLUDED IN SALE

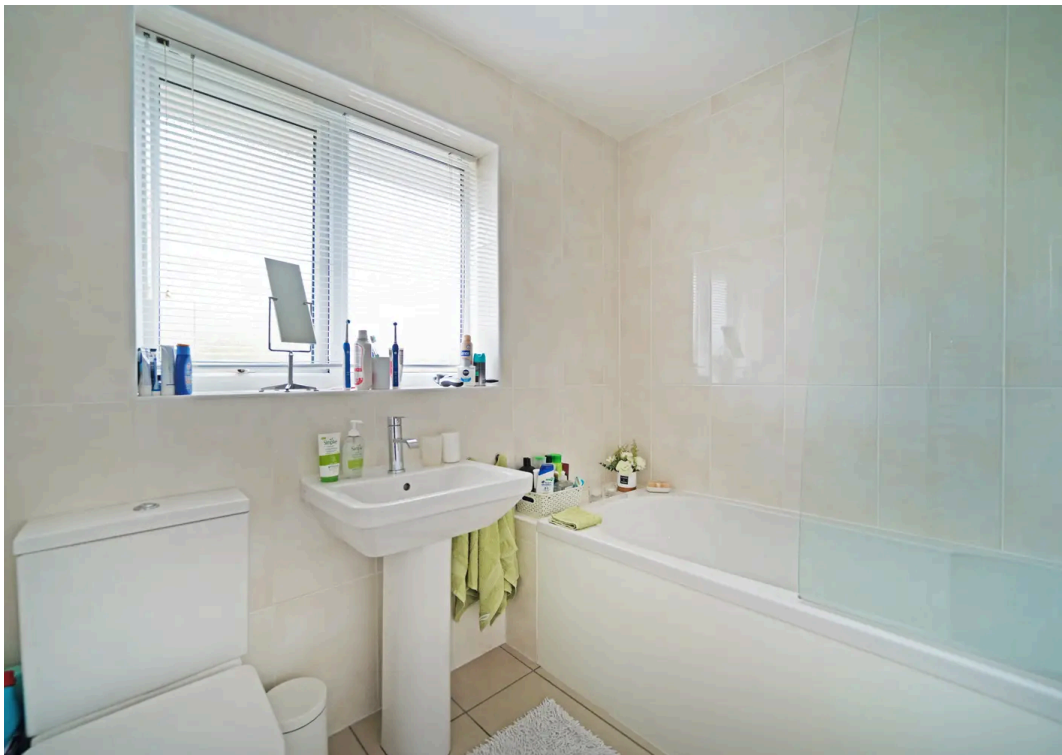
Neff integrated oven, integrated hob, extractor, integrated microwave, fridge freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings and a tool shed.

ADDITIONAL INFORMATION

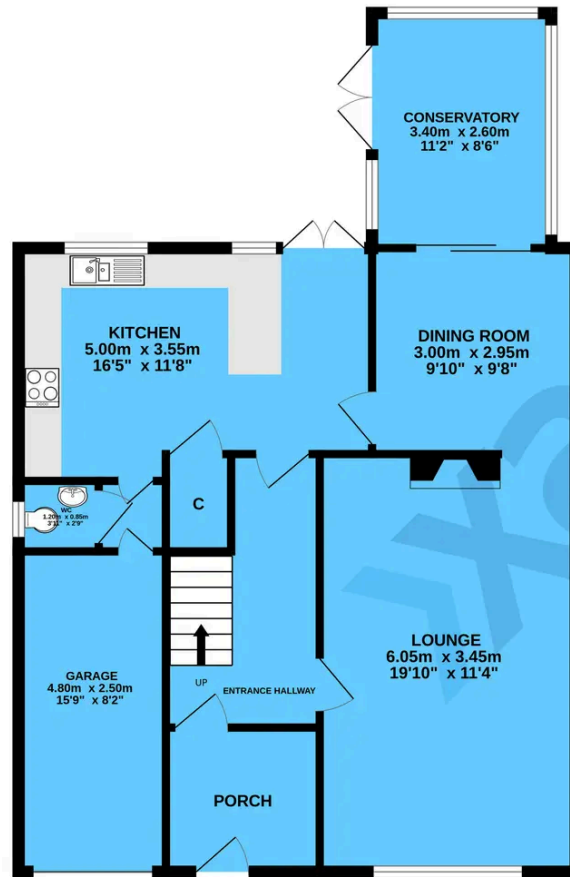
Services - mains gas, electricity and mains sewers.
Broadband - Sky.

INFORMATION FOR POTENTIAL BUYERS

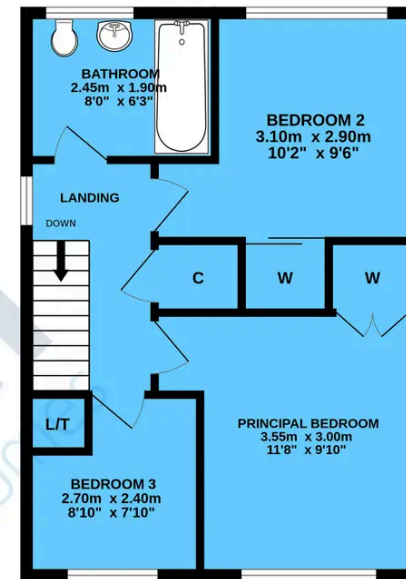
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 115.0 sq.m. (1238 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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