



Albert Road, Millisons Wood  
£335,000





## PROPERTY OVERVIEW

This well-maintained traditional two bedroom semi-detached house offers an inviting blend of space and charm, making it an ideal choice for first time buyers, young families, or those looking to downsize.

The entrance hallway leads to an extended living room to the rear which opens into the large conservatory, perfect for relaxing or entertaining guests creating a warm and welcoming atmosphere. The re-fitted kitchen overlooks the front of the property and has a feature island to provide extra work surface space and storage underneath.

Upstairs, there are two well-proportioned bedrooms, each with neutral décor and plenty of room for storage, as well as a modern family bathroom fitted with quality fixtures and fittings.

Practicality is further enhanced by a useful driveway to the front, providing off-road parking, and a garage located to the rear, offering secure storage or additional parking options.

A particular feature of the property is its long rear garden, which includes a large raised decked area and offers space for additional outbuildings, subject to the necessary planning consents.

The property is situated in a desirable residential location, less than 50m from Millisons Wood (a popular local landmark), ensuring easy access to scenic walks and natural surroundings.

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





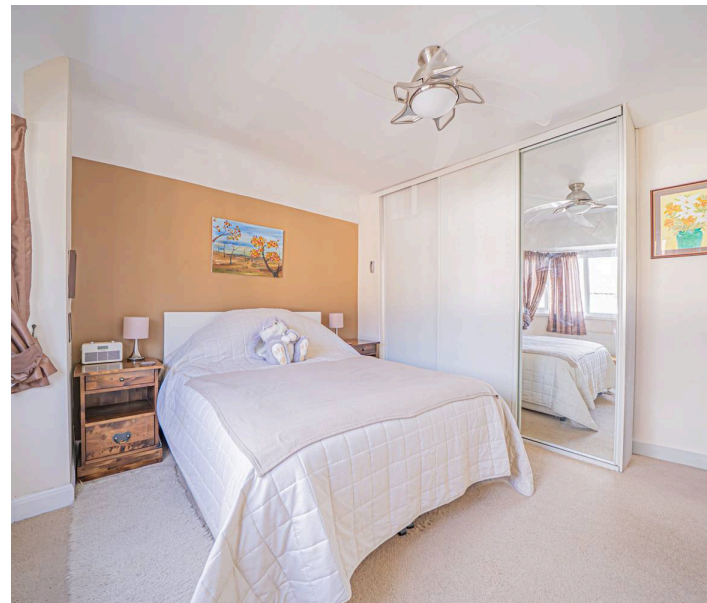
## PROPERTY LOCATION

Millisons Wood is positioned between Meriden and Coventry and is only a short driving distance from Balsall Common and Solihull. Providing 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. The property falls within the boundaries of the Heart Of England School catchment area.

Council Tax band: D

Tenure: Freehold

- Traditional Two Bedroom Semi-Detached
- Well Presented Throughout
- Re-Fitted Kitchen with Feature Island



- Large Living Room
- Conservatory
- Long Rear Garden
- Driveway Parking & Garage to the Rear
- Less Than 50m from Millisons Wood



#### **ENTRANCE HALLWAY**

#### **WC**

#### **KITCHEN**

13' 9" x 12' 2" (4.20m x 3.72m)

#### **LIVING ROOM**

16' 11" x 12' 8" (5.16m x 3.86m)

#### **CONSERVATORY**

13' 0" x 10' 5" (3.97m x 3.17m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

14' 5" x 12' 8" (4.39m x 3.86m)

#### **BEDROOM TWO**

11' 1" x 8' 8" (3.39m x 2.63m)

#### **BATHROOM**

7' 11" x 5' 1" (2.41m x 1.54m)

#### **TOTAL SQUARE FOOTAGE**

103.0 sq.m (1108 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

19' 7" x 6' 1" (5.96m x 1.86m)

#### **DRIVEWAY PARKING**

#### **GARDEN**

#### **RAISED DECKED AREA**



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

Belling free-standing cooker, extractor, Beko washing machine, all carpets, all curtains, all blinds, all light fittings, all fitted wardrobes, stair ladder to loft, garden shed (with electric wiring), lots of wood in shed for woodburner, garden storage container (soil bags, equipment and tools), garden wall brackets and children's garden playhouse.

#### **ADDITIONAL INFORMATION**

Services - direct mains water, sewers and electricity.  
Loft - partially boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

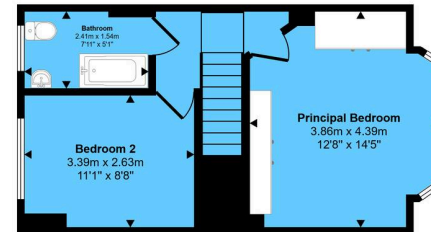
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.  
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.



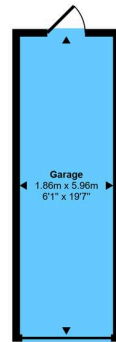
Approx Gross Internal Area  
103 sq m / 1108 sq ft



Ground Floor  
Approx 57 sq m / 612 sq ft



First Floor  
Approx 35 sq m / 376 sq ft



Garage  
Approx 11 sq m / 119 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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