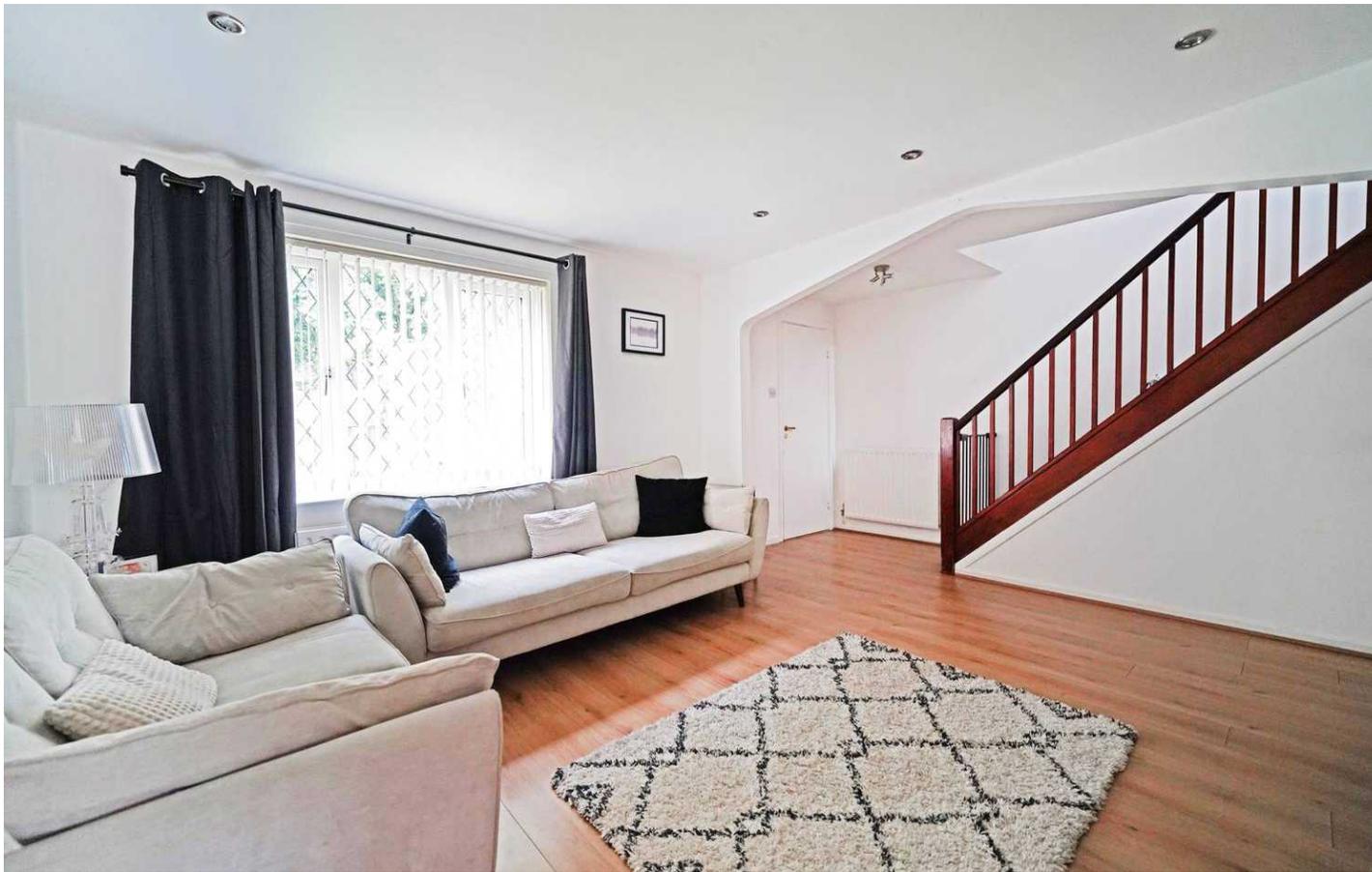




Olympus Close, Millisons Wood

Offers in Region of £395,000



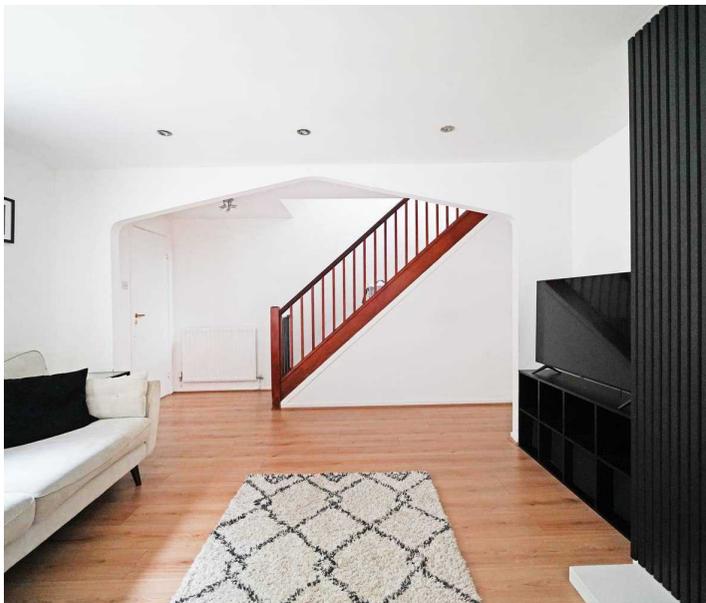


PROPERTY OVERVIEW

This larger style three bedroom detached property is well maintained throughout and benefits from having a modern kitchen, re-fitted bathroom, UPVC double glazing, modern gas boiler and is available to purchase with no onward chain.

Offering scope to extend subject to the necessary planning consents the property offers potential purchasers; entrance porch, guest WC, living room, dining room, fitted kitchen, utility room, three bedrooms and a modern fitted bathroom. Outside the property provides a wide South facing garden with patio area and grass lawn, single garage with integral access and driveway parking.

Viewing is recommended to appreciate the size and quality of the accommodation available.



- Three Bedroom Detached
- Potential to Extend (STPP)
- Well Presented Throughout
- Lounge & Dining Room
- Modern Fitted Kitchen
- Garage & Off Road Parking
- South 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. 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

ENCLOSED PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

17' 9" x 13' 9" (5.42m x 4.20m)

DINING ROOM

10' 1" x 9' 9" (3.07m x 2.97m)

KITCHEN

7' 9" x 12' 0" (2.36m x 3.66m)

UTILITY ROOM

7' 6" x 6' 4" (2.28m x 1.94m)

FIRST FLOOR

MASTER BEDROOM

9' 10" x 12' 2" (2.99m x 3.72m)

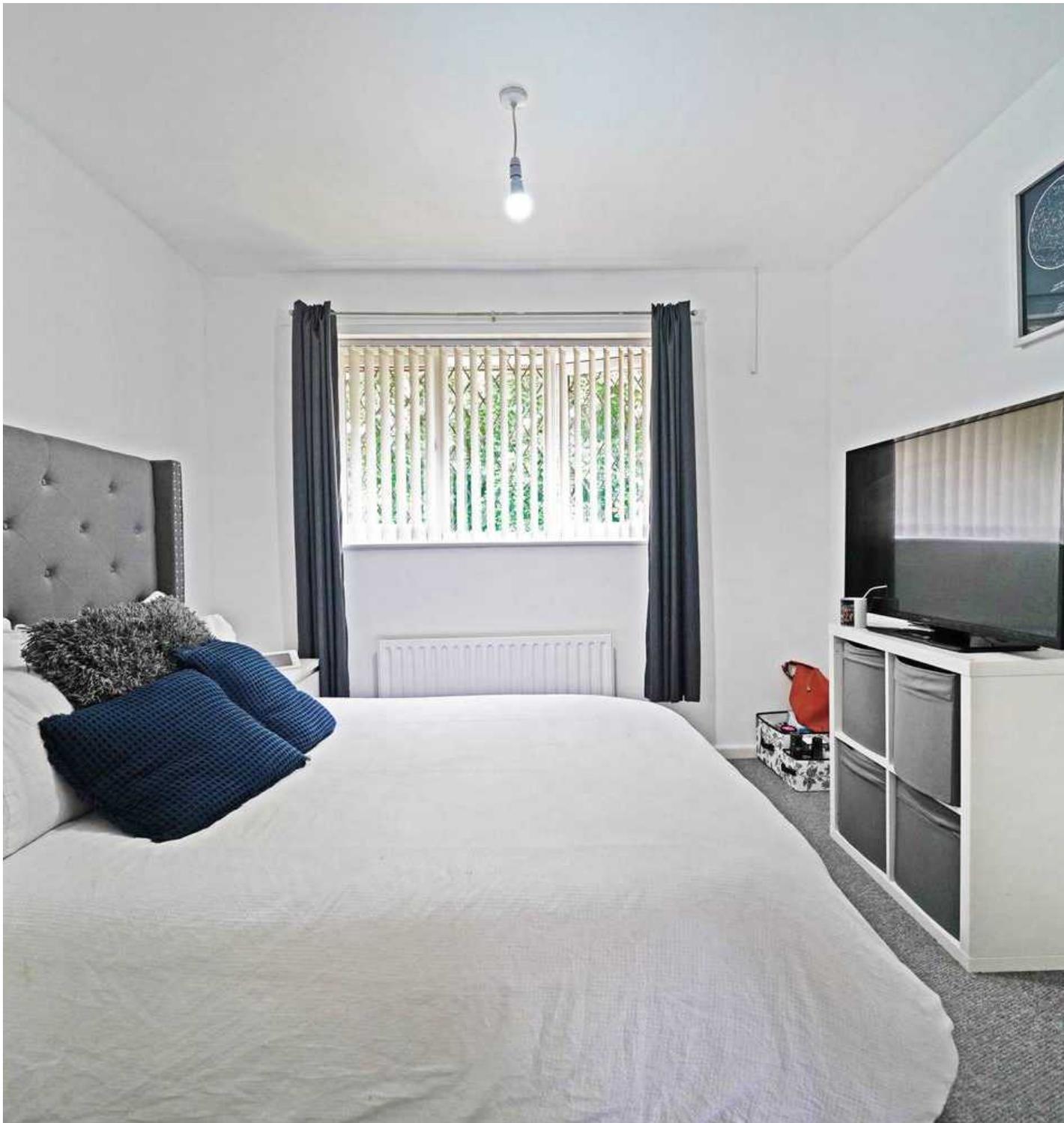
BEDROOM TWO

10' 10" x 9' 6" (3.29m x 2.89m)

BEDROOM THREE

8' 8" x 7' 10" (2.64m x 2.38m)



**BATHROOM**

6' 8" x 6' 3" (2.04m x 1.90m)

OUTSIDE THE PROPERTY**GARAGE**

19' 1" x 8' 2" (5.82m x 2.50m)

SOUTH FACING GARDEN**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, integrated dishwasher, fridge freezer, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two wardrobes and all light fittings

ADDITIONAL INFORMATION

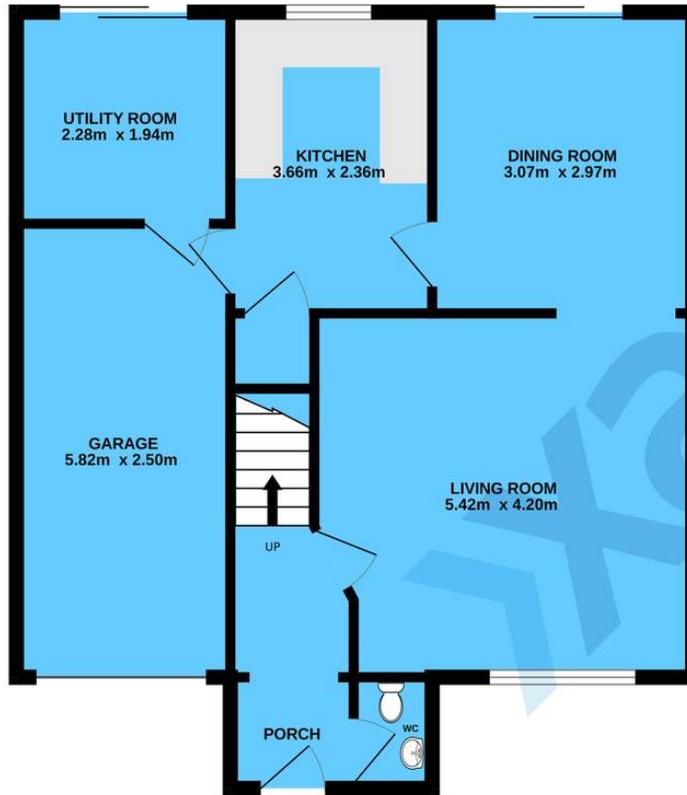
Services: mains gas, electricity and mains sewers

MONEY LAUNDERING REGULATIONS

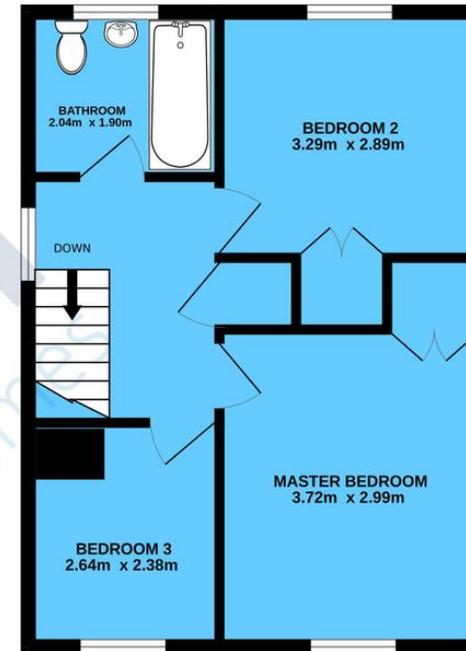
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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