





Property Description

A well-presented property located in the sought after area of Millisons Wood, Meriden, close to local shops and amenities and is also a catchment area for Heart of England Academy. Briefly comprising of lounge, open plan kitchen/ diner, study, four bedrooms; master with en suite, family bathroom, integral garage and good sized rear garden. NO CHAIN

Approach

Front door leads through to inner porch.

Entrance Porch

Leading through to lounge.

Guest Cloakroom

Fitted with low level W/C, pedestal wash hand basin, radiator, UPVC double glazed window to side, tiled flooring and combination boiler.

Lounge

15' 2" x 10' 9" (4.62m x 3.28m)

UPVC double glazed box bay window to the front, feature fireplace with gas fire fitted with contemporary surround, radiator and staircase rising to the first floor.

Kitchen / Dining

20' x 13' 11" (6.10m x 4.24m)

Fitted with a range of base and wall mounted units with complementary work surfaces, ceramic Belfast sink with mixer tap and inset drainer unit. Integrated appliances to include fridge freezer, dishwasher and extractor fan with space below, perfect for a Range cooker. Fitted with metro tile splashbacks, dining space with two Velux windows above, French Doors overlooking and leading to garden.

Study / Playroom

8' 7" x 7' (2.62m x 2.13m)

UPVC double glazed window to the side, wood flooring and radiator.

Utility

Fitted with wall mounted units and complimentary work surfaces, space and plumbing for automatic washing machine, tumble dryer and fridge freezer, also includes under stairs storage.

Master Bedroom

10' 1" x 13' 11" (3.07m x 4.24m)

UPVC double glazed window overlooking the rear of property, radiator and wood flooring.

En-Suite

Fitted with a white suite comprising of low level WC, pedestal wash hand basin, double shower cubicle, wood style flooring, radiator, and UPVC double glazed window to side.

Bedroom Two

10' x 13' 9" (3.05m x 4.19m)

UPVC double glazed window overlooking front of the property, fitted wardrobes, and radiator.

Bedroom Three

10' 1" x 10' 2" (3.07m x 3.10m)

UPVC double glazed window to the rear, radiator and ceiling light point.

Bedroom Four

8' 8" x 8' 3" (2.64m x 2.51m)

UPVC double glazed window overlooking front of the property and radiator.

Family Bathroom

Fitted with a white suite comprising of low level WC, pedestal wash hand basin, bath with electric shower over, glass screen, wood style flooring, radiator, UPVC double glazed window to side.

Loft

Fully boarded and insulated.

Outside

Front Garden

Driveway with space for several cars, access to the side leading to rear garden.

Rear Garden

Private garden mainly laid to lawn with decking area, storage to the side of property, space for a shed (shed can be negotiated in price)





Total floor area 144.1 m² (1,551 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Atkinson Stilgoe on

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: D Council Tax
 Band: D

view this property online atkinsonstilgoe.co.uk/Property/BAL106680

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.com | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAL106680 - 0004