



James Dawson Drive, Millisons Wood

Guide Price £425,000





PROPERTY OVERVIEW

This impressive four bedroom detached house offers spacious and versatile accommodation, presented to a high standard throughout and situated in a quiet cul-de-sac location. The property has been thoughtfully extended to create a flexible layout suitable for modern family living. Upon entering, you are greeted by a bright and comfortable living room, ideal for relaxing or entertaining guests. The heart of the home is the well-appointed breakfast kitchen, featuring ample storage and worktop space, perfect for family meals and culinary enthusiasts. Adjoining the kitchen is a generous conservatory, providing an additional reception area filled with natural light, while a large utility room offers practical space for laundry and storage needs. The ground floor also benefits from a spacious bedroom with an adjoining shower room, making it ideal for guests, multi-generational living or those seeking single-level accommodation. Upstairs, three well-proportioned bedrooms provide comfortable sleeping quarters, complemented by a modern family bathroom. The property is equipped with solar panels (providing energy efficiency and helping to reduce running costs) and is finished in a neutral, contemporary style, allowing for immediate occupation. Additional features include driveway parking for multiple vehicles (ensuring convenience for families and visitors) and a west facing rear garden, which enjoys plenty of afternoon and evening sun.





Located in a peaceful residential setting, this home offers a rare combination of tranquillity and accessibility to local amenities, schools and transport links. This well presented and extended detached house is a superb opportunity for discerning buyers seeking flexible living in a sought-after location. Early viewing is highly recommended to appreciate the quality and space on offer.

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



- Extended Detached House
- Well Presented Throughout
- Living Room
- Breakfast Kitchen, Conservatory & Large Utility Room
- Ground Floor Bedroom with Shower Room
- Solar Panels
- West Facing Rear Garden
- Driveway Parking for Multiple Vehicles
- Quiet Cul-de-Sac Location



HALL

WC

LIVING ROOM

17' 2" x 12' 7" (5.24m x 3.83m)

BREAKFAST KITCHEN

19' 11" x 10' 7" (6.07m x 3.22m)

CONSERVATORY

9' 11" x 7' 9" (3.02m x 2.37m)

UTILITY ROOM

11' 3" x 7' 8" (3.42m x 2.34m)

BEDROOM FOUR

18' 4" x 7' 5" (5.60m x 2.27m)

SHOWER ROOM

FIRST FLOOR

BEDROOM ONE

10' 9" x 8' 6" (3.28m x 2.60m)

BEDROOM TWO

10' 4" x 9' 4" (3.14m x 2.85m)

BEDROOM THREE

9' 3" x 7' 3" (2.83m x 2.21m)

BATHROOM

7' 1" x 5' 11" (2.15m x 1.80m)

TOTAL SQUARE FOOTAGE

108.4 sq.m (1167 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WEST FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, solar panels, garden shed, all carpets and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.
Broadband - FTTP (fibre to the premises).

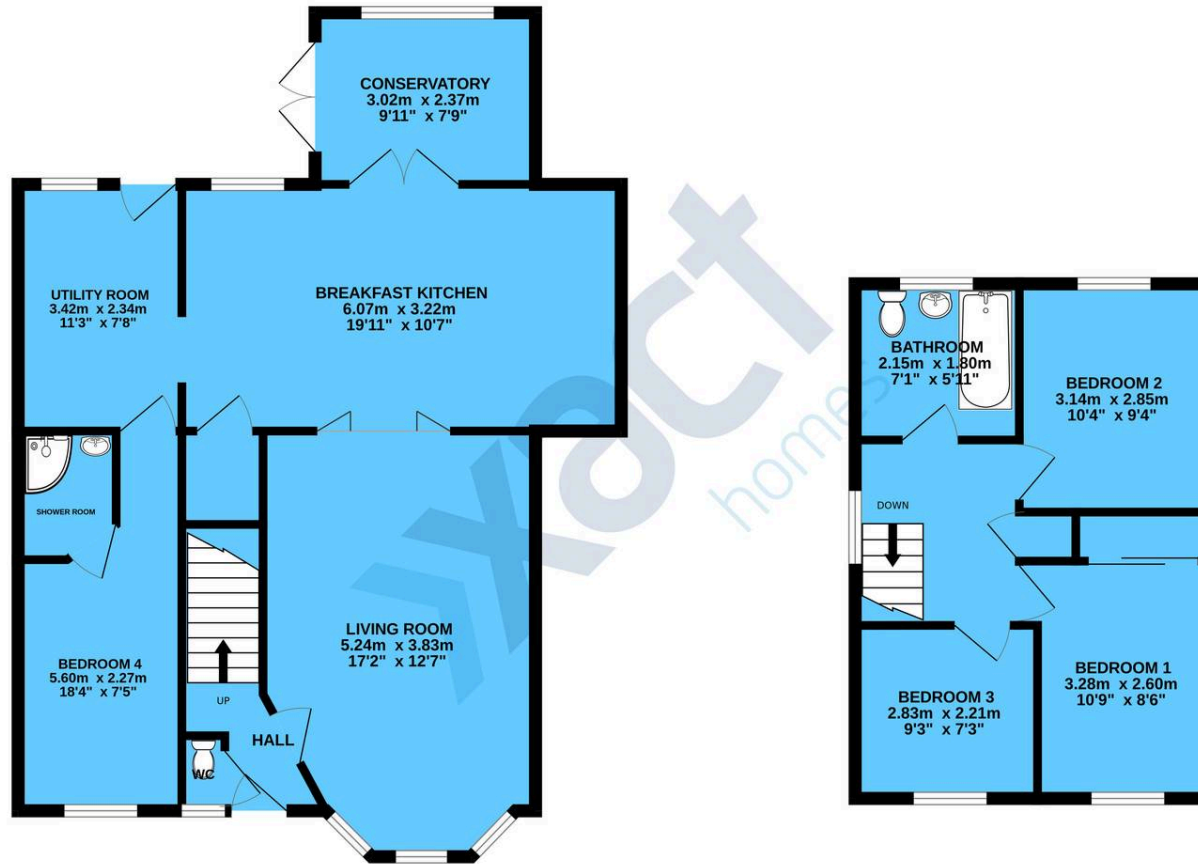
INFORMATION FOR POTENTIAL BUYERS

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: 108.4 sq.m. (1167 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.
Made with Metropix ©2026

Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

