

1 James Dawson Drive, Millisons Wood, Coventry, West  
Midlands. CV5 9QJ

£545,000 Freehold

FOR SALE



**bayzos.**

## PROPERTY SUMMARY

Five Excellent Bedrooms | Detached and Extended Family Home | Stylish Kitchen and Open Plan Dining | Two Further Reception Rooms & Conservatory | Utility/Garage Conversion | Substantial Driveway & Parking for 5 Cars | Ideal Location for Quality Schooling | Family & En-Suite Bathrooms | Total Floor Area 1875 sq.ft | EPC Ordered

## FEATURES

- Five Excellent Bedrooms
- Double Storey Side Extension Built in 2007
- Five Reception Rooms
- Stylish Modern Kitchen Dining Room
- Family Bathroom and Ensuite Shower Room
- Garage Converted to Useful Utility Room & Cloakroom
- Driveway Parking for Five + Cars
- A Delightful Family Home
- Total Floor Area 1874 sq.ft
- EPC Ordered



## PROPERTY DESCRIPTION

### <b>Sellers Comments</b>

"We needed a larger family home and when this location became available with the opportunity to extend, we took it. We wanted to move here for the peace and quiet and the easy accessibility to a choice of good schools. James Dawson Close has a lovely community feel and if it wasn't for a need to downsize we would certainly be happy to stay".

### <b>Property Location</b>

Situated within the quiet residential enclave of Millisons Wood, James Dawson Close is also ideally placed for access into Meriden and the larger neighbouring town of Balsall Common.

Located just off the Birmingham Road only a few hundred yards away from Pickford Green Lane the location is also ideal for those requiring access to Birmingham Airport, Solihull, Kenilworth and Coventry. With the A45 so easily reached the location is certainly practical indeed.

Local schooling can be found in Meriden and Berkswell with Balsall Common Primary and Heart of England secondary being other popular choices. Local amenities can be found in the village of Meriden including a number of public houses and restaurants and smaller local supermarkets.

An ideal, safe and convenient family location within a popular and well regarded residential address.

### <b>Property Lifestyle & Refurbishments</b>

With five excellent bedrooms and incredibly versatile living accommodation this ideal family home offers space and style in abundance. With the current homeowners having undertaken dramatic extension to both the ground and first floor the property is very well balanced throughout. The kitchen dining room has been refitted and the garage has been converted into a substantial utility room. A ground floor cloakroom, a conservatory and two further reception rooms further add credibility to this very "family friendly" home.

Upstairs the five bedrooms, all complimented by a modern family bathroom and en-suite shower room, are all doubles, something close to unique within the development.

Outside the property benefits from a sizeable, attractive, sunny and mature west facing plot with additional private garden space to the northerly aspect.

Fully double glazed and gas centrally heated, this lovely home will attract discerning families craving a semi rural location within a practical and attractive modern estate.

A lovely family home, ideally situated and with all modern conveniences.

## ROOM DESCRIPTIONS

### Additional Information\*

Approx. Annual Gas: £1000

Approx. Annual Electricity: £1500

Approx. Annual Water & Drainage: £300

Nearest Bus Stop: Within 50 yards

How Old is the Property: 35 Years Old

How Long Have the Current Owners Owned the Property:  
15 years

Loft: Insulated with partial flooring

Windows: Double Glazed with Fensa Certificate

Heating System: Gas Central Heating, Approximately 5  
Years Old

Boiler Location & Service: Located in the Utility Room and  
serviced annually.

Fuse Box Location: An RCD board is installed and is  
located within the garage.

Garden Orientation: West facing rear garden

Appliances Provided: Fridge Freezer, Oven, Hob

\*Please verify these details through the conveyancing  
process

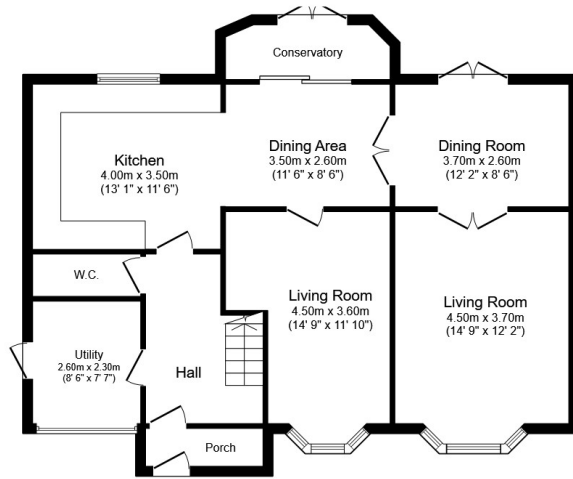
### Room Dimensions

All room sizes are labelled within the floor plan as well as  
the total footprint.

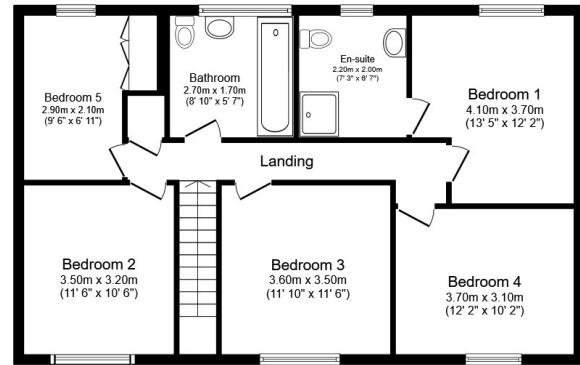




## FLOORPLAN & EPC



**Ground Floor**



**First Floor**

Total floor area 174.1 sq.m. (1,874 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.