



12 Armana Drive, Millisons Wood, Nr Meriden CV5 9QN £290,000

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## Key Features

Entrance Porch / Reception Hall  
Lounge / Extended Dining Room  
Extended Fitted Kitchen  
Three Bedrooms / Bathroom  
Gas Central Heating / Double Glazing  
Side Garage  
Substantial Block Paved Driveway  
Established Rear Garden  
No Chain

## Vendor's Comments

The house was 9 months old when we moved in 27 years ago. It is a quiet location and the frontage can accommodate three/four cars depending on size of vehicles.

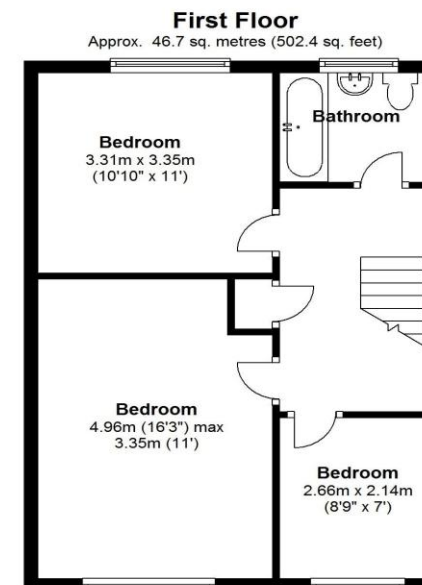
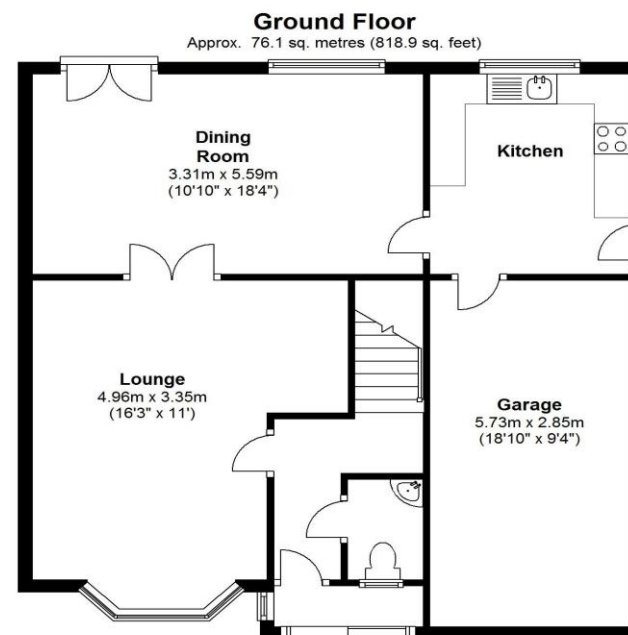
Over the years we have added a kitchen extension, new fireplace and other improvements to the property.

The back garden has a water feature and small pond with wall surrounding the patio. The central grassed area is surrounded by flowers, bushes and trees to give a private back garden. It is south facing to enjoy afternoon/evening sun.

Millisons Wood is five minutes from Meriden centre and similar distance to enjoy countryside nearby.

## Local Schools

St Andrews' Church of England Infant School  
Eastern Green Junior School



Total area: approx. 122.8 sq. metres (1321.3 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Local Authority

Solihull Metropolitan Borough Council

## Viewing Arrangements

Telephone: 01676 534040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

## Energy Efficiency Rating

