



4 Strawberry Fields
Meriden | Coventry | CV7 7SA

FINE & COUNTRY

4 STRAWBERRY FIELDS



Situated within a private drive mews location, with privacy via the frontage due to the established and mature greensward, is this executive five bedroom detached family home in the heart of Meriden. The property boasts two studies for working from home, landscaped gardens, bespoke fitted kitchen with bi-folding door opening onto the decking area of the landscaped gardens and ample driveway to double garage.



KEY FEATURES

Upon arriving at the property, which is situated within a private drive mews location with an established and mature greensward opposite, offers privacy and seclusion for this stunning home.

Ground Floor Accommodation:

Entrance Hall with staircase rising to the first floor, windows to front, door to front, radiator, wooden floor, coving to the ceiling and radiator.

Downstairs Cloakroom with suite comprises of low level w.c, wash hand basin with splash back tiling, natural stone flooring, radiator, coving to the ceiling and extractor fan.

Lounge boasts a dual aspect with double glazed window to front overlooking the established and mature greensward plus front garden, double glazed doors leading onto the decking area of the landscaped garden with a fitted electric awning above that benefits from a south-west garden aspect, gas feature fireplace with stone hearth and surround, wooden flooring, radiators and coving to the ceiling.

Study with double glazed window to front overlooking the established and mature greensward, wooden flooring, radiator and coving to the ceiling.

Bespoke kitchen/breakfast room makes it the hub of the home and ideal for entertaining. Double glazed bi-folding doors overlook the landscaped gardens with a fitted electric awning above, which benefits from a south-west garden aspect. Fitted kitchen comprises of eye level wall units, with cupboards and drawers under, incorporated Corian® work surfaces, plus breakfast island with inset sink with mixer taps with a selection of cupboards. Integrated Siemens dishwasher, fridge/freezer, two eye level ovens (microwave and pyro), induction 5 zone hob, Elica cooker-hood above, zoned recess and pendant lights, coving to the ceiling and natural stone tiled flooring with under floor heating. The Kitchen also gives access to the double garage.

Utility Room with double glazed window to side and double glazed obscure door to side. Comprises of incorporated Corian® work surfaces with a contrasting splash back, cupboards under and over, inset sink with mixer tap, natural stone tiled flooring with under floor heating, coving to the ceiling and recess lights.





SELLER INSIGHT

“We were already living in Strawberry Fields, but wanted to move to a larger property,” say the current owners of this superb family home at 4 Strawberry Fields. “We were keen to stay in the area, as we loved the setting of the small friendly village estate, being within walking distance of amenities and Meriden C of E Primary School.”

Since moving in, the owners have made various improvements to the property. “We have fitted a new kitchen complete with underfloor heating and bi fold doors to the garden,” they say, “which in turn has been relandscaped to create a fantastic al fresco extension to the indoor living accommodation. Steps from two raised decking areas lead down to a lawned area with gravel borders and planting, with spherical chrome water features to either side of the staircase. Being south facing, the garden is perfect for barbecues throughout the year, with electric awnings rolling out to offer shade.”

The local area has much to offer, too. The village offers a full complement of shops including chemist and post office. With a choice of several golf courses, tennis facilities, archery and sports events at the recreation sports ground. Given time to unwind with a choice of pubs, restaurants and takeaways.

There is a well regarded C of E primary school within walking distance, and Heart of England Academy just 5 miles away with the local school bus service just around the corner. Meriden is also known for being the centre of England, with a monument on the village green denoting the centre point. There is also a memorial on the village green to the cyclists who lost their lives in World War I. Being in the middle of England, the village is well connected, with Birmingham airport, a train station and motorways all close by.”

“The location of the property offers the best of both worlds, in a friendly village setting with ample amenities and fantastic schools and transport links.”

“We will miss being close to friends and within walking distance of all amenities, with great country walks right on our doorstep.”

“The kitchen is fitted with bi fold doors opening up onto one of two raised decking areas. This is fabulous in warm weather with the open door creating a fantastic indoor-outdoor entertaining area, complete with electric awnings to provide shade.”

“There have been many happy Christmases spent here, cooking for all the family. We have decorated the kitchen for every birthday the children have celebrated here, and welcomed family and friends to enjoy the house with us. The second bedroom is affectionately known as ‘Nanny Barbara’s,’ where she has stayed during her many visits from abroad.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









KEY FEATURES

First Floor Accommodation:

First floor landing is spacious and light with double glazed window to front which is overlooking greensward, loft access (fully boarded with lighting), radiator, airing cupboard (ideal for towels and linen) and coving to the ceiling.

Family Bathroom with double glazed obscure windows to front. Suite comprises of tile enclosed sunken bath with mixer taps plus shower above, low level w.c, wash hand basin, separate power shower cubicle, wall mounted towel radiator, extractor fan, part tiling, and natural stone tiled flooring with under floor heating.

Main Bedroom with double glazed window to rear overlooking the landscaped rear gardens, radiator, built-in wardrobes and coving to the ceiling.

Opening into the en-suite bathroom with a double glazed obscure window. Suite comprises of corner bath with shower attachment plus mixer taps, separate power shower cubicle, bidet, low level w.c, two wash hand basins, laminate flooring, part tiling, wall mounted radiator and extractor fan.

Bedroom Two with double glazed window overlooking the landscaped rear garden, coving to the ceiling, double built-in wardrobe and radiator.

Bedroom Three with double glazed window overlooking the established and mature greenswards, built-in wardrobe, coving to the ceiling and radiator.

Bedroom Four with double glazed window overlooking the landscaped rear garden, coving to the ceiling and radiator.

Bedroom Five with double glazed window overlooking the landscaped rear garden, coving to the ceiling and radiator.

Study with double glazed window overlooking the established and mature greenswards and radiator.











Rear Garden:

Rear garden commences with a raised decking area which opens directly from the rear of the dwelling with bi-folding doors. There are outside lights, garden shed, a water-tap and side access to both sides. The rear landscaped garden is established and mature with primarily laid to lawn, flanked to both sides with an array of flowers, shrubs and trees within the flowerbeds.

Double Garage and Driveway:

Ample driveway to front, leading to double garage with separate up and over doors. The garage benefits from tiled flooring, lights, houses the boiler and an array of storage cupboards.





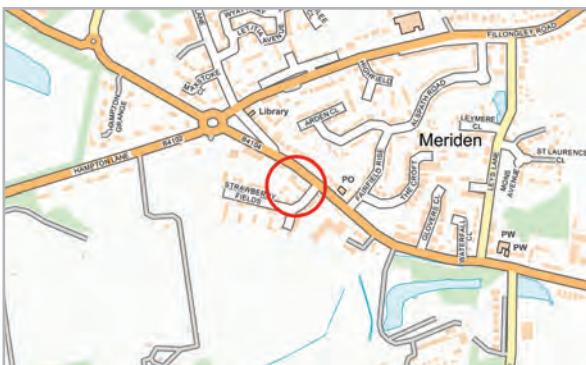




LOCATION

Strawberry Fields is located in Meriden within the Metropolitan Borough of Solihull. Meriden is a popular picturesque Warwickshire village to the West of Coventry and Leamington Spa and to the North East of Solihull and East of Birmingham. Providing excellent connections to A45, M6, M42 and M40 with excellent access to the NEC and the Birmingham International Airport. Strawberry Fields is also only a short commute into Coventry Train Station where a train into London Euston takes just under an hour. Until recent times, the village was believed to be the geographical centre of England.





INFORMATION

Agents Notes:

The property further benefits from an electronic multi-zoned controlled heating. (11 zones)

The natural 'Siena Limestone' flooring is provided via Alistair Mackintosh from a small quarry in central Italy.

Services

The home features mains electric, gas, drainage and water. The house is also fully equipped with CCTV and a house alarm

Local Authority

Solihull Metropolitan Borough Council
Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Graham Howell on 07972-616405

Website

For more information visit www.fineandcountry.com/uk/coventry

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Strawberry Fields Meriden, Coventry, West Midlands

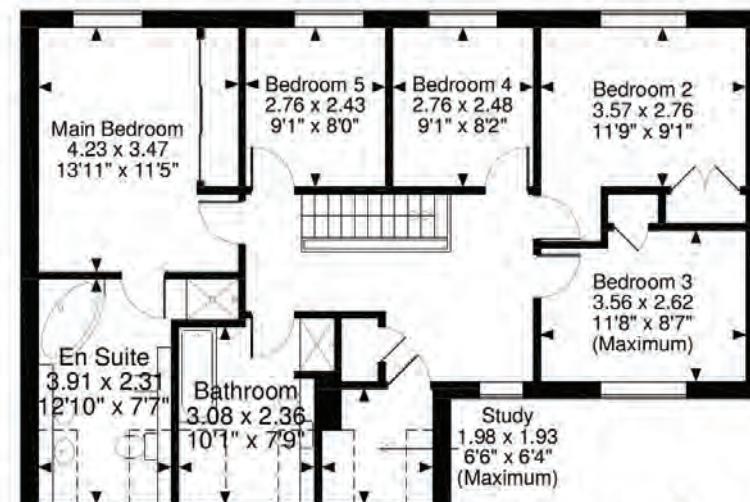
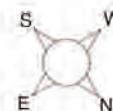
Approximate Gross Internal Area

Main House = 1757 Sq Ft/163 Sq M

Garage = 249 Sq Ft/23 Sq M

Garden Shed = 40 Sq Ft/4 Sq M

Total = 2046 Sq Ft/190 Sq M



Garden Shed
2.08 x 1.80
6'10" x 5'11"

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Energy Efficiency Rating

Very energy efficient - lower running costs

(B2 plus) A

(B1-8) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

80

67

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 06.11.2020



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