



**2 Bedroom Semi-Detached House
located in Meriden.**

£220,000 Offers Over

UP Estates



FULL DESCRIPTION

****Sought-After Village Location - Excellent Condition - Off-Road Parking**** Here we have a well-presented, two bedroom, semi-detached property in a Small Independent Living Development for Over 58's. Located in the popular village of Meriden with surrounding local amenities, this home benefits from an attractive Living/Dining Room, an enclosed rear garden requiring low maintenance, and off-road parking directly to the side of the property. Having full central heating and double glazing throughout. In brief, the property comprises of; Foyer, Living/Dining Room, Hall, Kitchen and W/C to the ground floor. On the first floor there are Two Bedrooms and the Bathroom. Call now to view!



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61 sq.m

Offers Over £220,000

- Over 58's Small Independent Living Development
- Semi-Detached Property
- Two Bedrooms
- Attractive Living/Dining Room
- Downstairs W/C
- Off-Road Parking

FOYER

Giving access into the Living/Dining Room, and with a door to the rear aspect leading outside.

LIVING/DINING ROOM

11' 9" x 14' 5" (3.6m x 4.4m)

Benefitting from a feature fireplace, a central heated radiator and a double glazed window to the front aspect. There are French door to the rear aspect leading outside, and a door accessing the Hall.

HALL

An inner hall with stairs ascending to the first floor, a door leading to the W/C and open-access to the Kitchen.

KITCHEN

6' 9" x 8' 8" (2.08m x 2.66m)

Including a matching range of wall and base mounted units with work surfaces over, tiled splash back, a stainless steel sink with drainer and mixer tap, gas hob with an extractor fan over and oven below, and space for appliances. There is a double glazed window to the front aspect.

W/C

Having a low level W/C, vanity wash basin, and central heated towel rail.



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LANDING

With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation.

BEDROOM ONE

11' 10" x 8' 6" (3.61m x 2.61m)

A double bedroom having a fitted wardrobe, central heated radiator and two double glazed windows to the front & side aspects.

BEDROOM TWO

11' 10" x 5' 6" (3.62m x 1.7m)

Having a fitted wardrobe, central heated radiator and double glazed window to the rear aspect.

BATHROOM

Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated radiator and a double glazed window.

FRONT ASPECT

Offering a pebbled front garden area with a paved pathway leading to the front door. There is off-road parking directly to the side of the property.



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REAR ASPECT

An enclosed, hard-landscaped rear garden with fencing along the boundaries for privacy.

DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

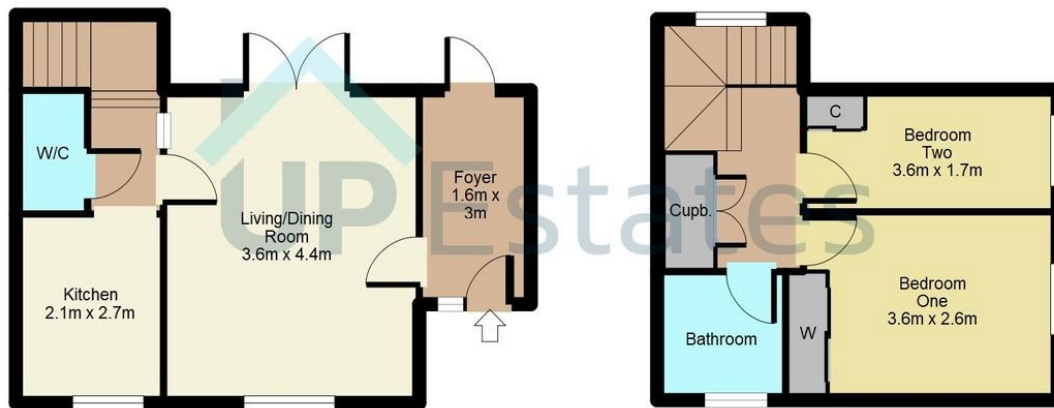




Main Road Meriden CV7 7LP



FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.
(c) Up Estates

Approx Internal Floor Area: 61 sq.m

CONTACT

Up Estates, 6 Orchard Court, Binley Business Park, Coventry,
Warwickshire, CV3 2TQ

E enquiries@upestates.co.uk www.up-estates.co.uk

T 024 7771 0780

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