



LETITIA AVENUE, MERIDEN, CV7 7SG
ASKING PRICE £529,950



- Four Bedroom Detached House
- Breakfast Kitchen
- Three Further Double Bedrooms

- Views Over Open Fields to the Front
- Lounge, Dining Room & Study
- South Facing Rear Garden

- NO UPWARD CHAIN
- En-Suite Principal Bedroom
- Garage & Off Road Parking

PROPERTY OVERVIEW

This four bedroom detached property is well presented throughout and is located within walking distance to the centre of Meriden. Being available to purchase with NO UPWARD CHAIN and benefiting from views over open fields to the front the property provides:- entrance hallway, lounge, dining room, breakfast kitchen, study, utility room, guest wc, four bedrooms (ensuite to principal bedroom) and family bathroom. To the rear of the property is a private South facing rear garden which is mainly laid with lawn with a paved patio area and to the front there is driveway parking, a garage and additional parking opposite the property.

PROPERTY LOCATION

Meriden village is located at the heart of England and comprises of a small village enjoying a semi-rural atmosphere with local shops, hotels, restaurants and inns. Meriden is surrounded by open countryside, yet is well placed for access to Solihull, Coventry and Birmingham with fast routes to the N.E.C., motorway system, Birmingham International Airport and Railway Station.

COUNCIL TAX

Band G

TENURE

Freehold

SERVICES

Water meter, mains gas, electricity and mains sewers

BROADBAND

BT Fibre-optic

LOFT SPACE

With lighting

GARDEN

South facing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge & freezer (negotiable), fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, all blinds, fitted wardrobes in four bedrooms, all light fittings and electric garage door

ENTRANCE HALL**LOUNGE**

5.03 x 4.11 (16'6" x 13'5")

DINING ROOM

4.09 x 3.12 (13'5" x 10'2")

BREAKFAST/KITCHEN

4.75 x 3.28 (15'7" x 10'9")

STUDY

2.82 x 2.72 (9'3" x 8'11")

UTILITY ROOM

1.98 x 1.88 x (6'5" x 6'2" x)

WC

1.44 x 2.36 (4'8" x 7'8")

FIRST FLOOR**PRINCIPAL BEDROOM**

4.57 x 3.73 (14'11" x 12'2")

ENSUITE

2.10 x 2.20 (6'10" x 7'2")

BEDROOM TWO

3.91 x 2.84 (12'9" x 9'3")

BEDROOM THREE

3.51 x 3.28 (11'6" x 10'9")

BEDROOM FOUR

4.06 x 2.72 (13'3" x 8'11")

BATHROOM

1.98x 2.18 (6'5"x 7'1")

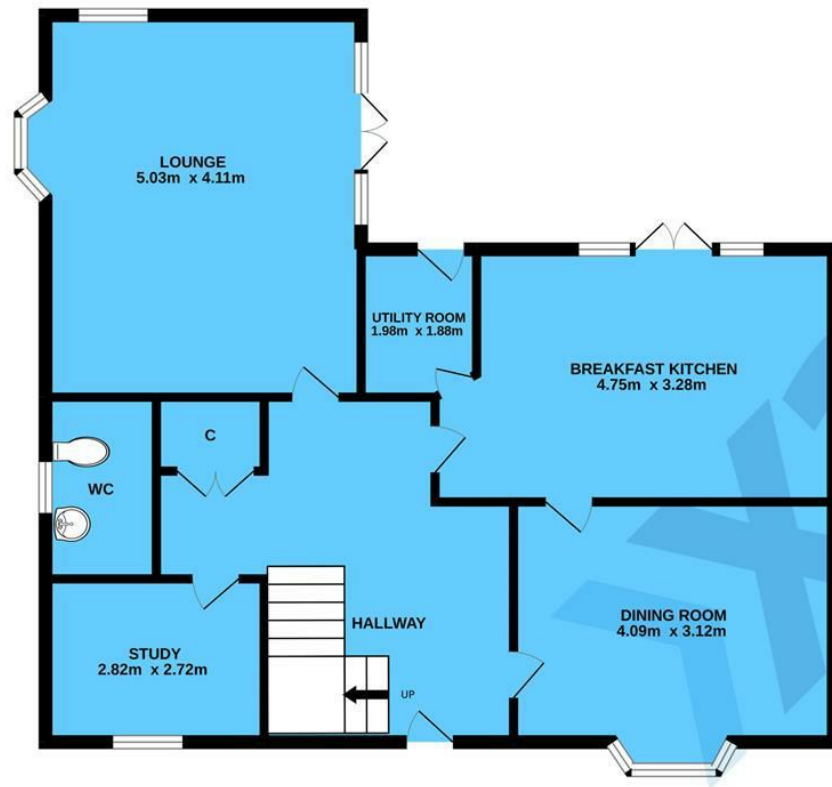
OUTSIDE THE PROPERTY**SOUTH FACING GARDEN****GARAGE****MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

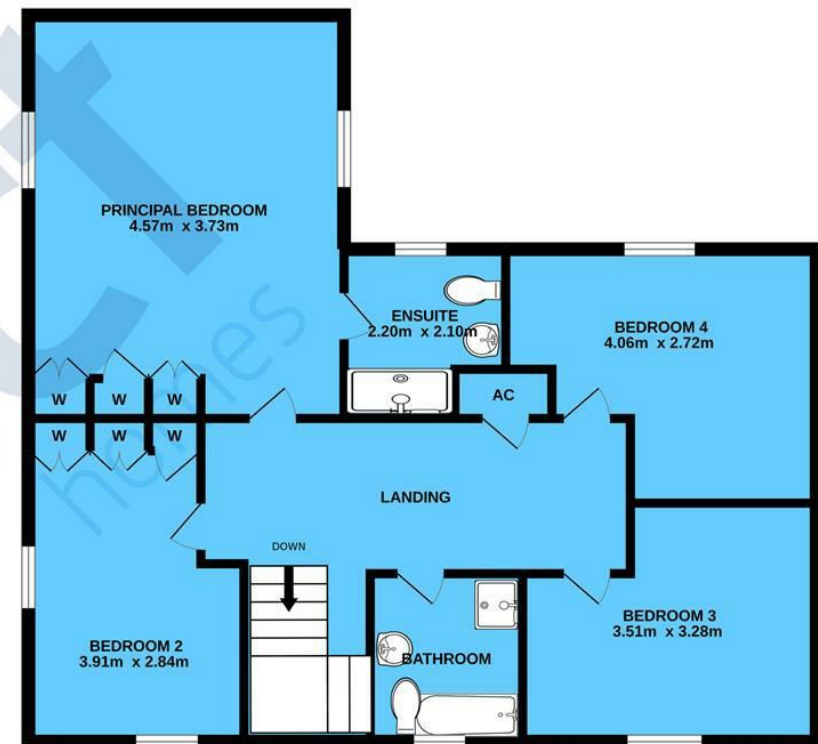




GROUND FLOOR



1ST FLOOR



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.
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