



Holly Oak Back Lane, Meriden

Offers Over £850,000





## PROPERTY OVERVIEW

This four bedroom detached home is located just a short distance from Meriden, Solihull & Balsall Common and occupies a wide plot with stunning rural views to the rear. Being located towards the Meriden Road end of Back Lane the property is very well presented throughout being set back from the road behind a drive in / out driveway. In summary the accommodation provides potential purchasers with:- enclosed porch, entrance hallway, breakfast kitchen with feature island, lounge, dining room / study, utility area, four double bedrooms, principal bedroom suite with bathing facilities & Juliette balcony and a re-fitted bathroom. Outside the property has a well maintained gardens with stunning views into the distance overlooking open countryside , large in / out driveway and a tandem garage. Viewing is recommended to fully appreciate the living space provided by this property and its outstanding rural views.





## PROPERTY LOCATION

The property is situated on the Meriden / Berkswell boundary, with Berkswell village within easy distance and the highly regarded primary school. Meriden village is located at the heart of England and also has a small village primary school, enjoying a semi-rural atmosphere with local shops, hotels, restaurants and inns. Berkswell village and Meriden village are surrounded by open countryside, yet are 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: F

Tenure: Freehold

- Four Bedroom Detached House
- Well Presented Throughout
- Modern Breakfast Kitchen
- Exceptional Views Over Open Fields
- Lounge & Dining Room/Study
- Principal Bedroom Suite
- Four Double Bedrooms
- Re-Fitted Bathroom
- Garage & Off Road Parking

## PORCH

## HALL

## WC

## LOUNGE

21' 5" x 13' 12" (6.53m x 4.26m)

## DINING ROOM/STUDY

11' 5" x 10' 1" (3.48m x 3.07m)

## BREAKFAST KITCHEN

27' 2" x 13' 11" (8.28m x 4.24m)



**UTILITY AREA**

26' 8" x 4' 9" (8.13m x 1.45m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

20' 4" x 11' 11" (6.2m x 3.63m)

**BALCONY****BEDROOM TWO**

13' 10" x 11' 5" (4.22m x 3.48m)

**BEDROOM THREE**

13' 10" x 9' 8" (4.22m x 2.95m)

**BEDROOM FOUR**

10' 4" x 8' 11" (3.15m x 2.72m)

**BATHROOM****OUTSIDE THE PROPERTY****SOUTH FACING REAR GARDEN****GARAGE**

22' 10" x 11' 11" (6.96m x 3.63m)

**ITEMS INCLUDED IN THE SALE**

Free standing cooker, integrated fridge, integrated freezer, dishwasher, all carpets, curtains and blinds, fitted wardrobes in two bedrooms and garden shed.

**ADDITIONAL INFORMATION**

Services - Water meter, mains gas and electricity.

Broadband - BT. Loft Space - Partially boarded with ladder and lighting.

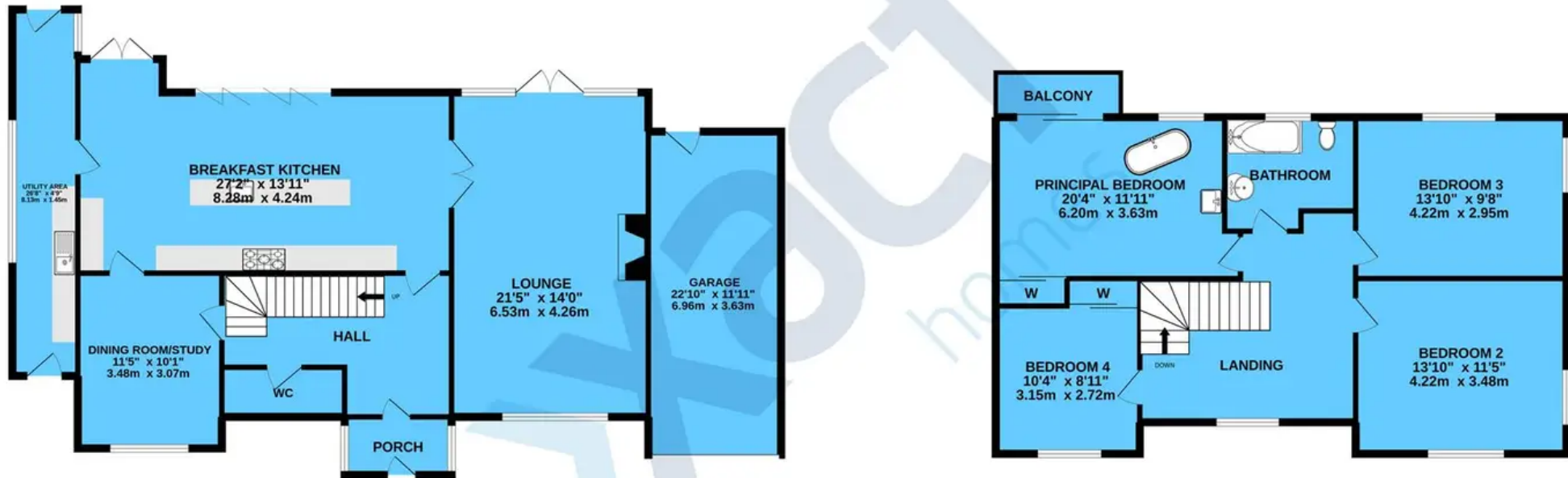
**MONEY LAUNDERING REGULATIONS**

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



TOTAL FLOOR AREA : 195sq.ft. (18.1 sq.m.) approx.

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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