



## Arden Close, Meriden

Guide Price £320,000





#### PROPERTY OVERVIEW

Set in a popular road close to the centre of Meriden and its amenities this three bedroom semi-detached property provides deceptively spacious living accommodation and is available to purchase with no onward chain.

In need of some refurbishment and modernisation the property offers potential purchasers:- entrance hallway, through lounge, kitchen, three genuine double bedrooms and family bathroom. Outside there is a landscaped garden which is mainly laid with lawn with a paved patio area and a single garage with driveway parking to the front of 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: D

Tenure: Freehold





- Three Bedroom Semi-Detached
- No Onward Chain
- Through Lounge
- Potential To Re-Furbish
- Garage & Driveway Parking
- Three Double Bedrooms
- Central Meriden Location

#### **HALL**

#### **LOUNGE**

14' 1" x 10' 0" (4.3m x 3.05m)

#### **DINING AREA**

10' 0" x 10' 0" (3.05m x 3.05m)

#### **KITCHEN**

11' 2" x 10' 0" (3.4m x 3.05m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

14' 1" x 10' 0" (4.3m x 3.05m)

#### **BEDROOM TWO**

11' 2" x 10' 10" (3.4m x 3.3m)

#### **BEDROOM THREE**

10' 0" x 10' 0" (3.05m x 3.05m)

#### **BATHROOM**

11' 2" x 5' 3" (3.4m x 1.6m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

17' 5" x 7' 10" (5.3m x 2.4m)

### **GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Sold as seen

### **ADDITIONAL INFORMATION**

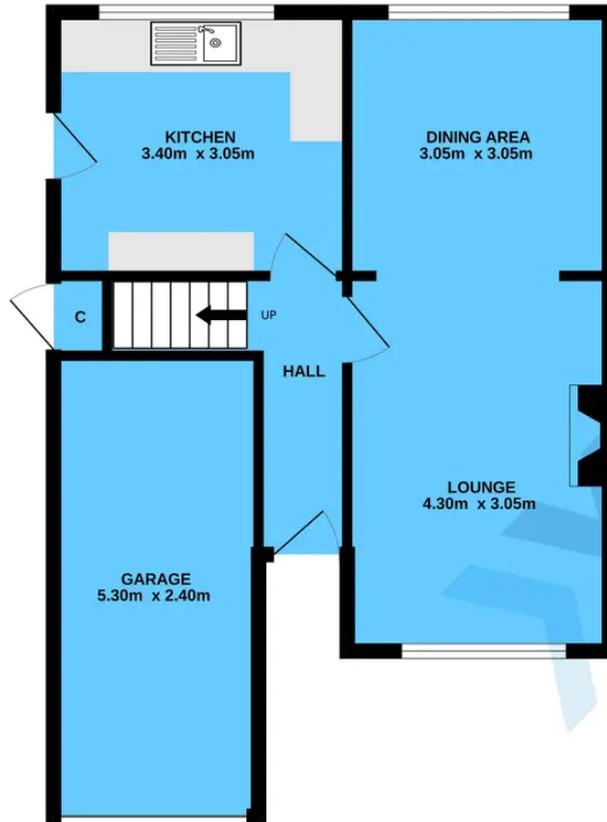
Services - mains gas, electricity and sewers.

### **MONEY LAUNDERING REGULATIONS**

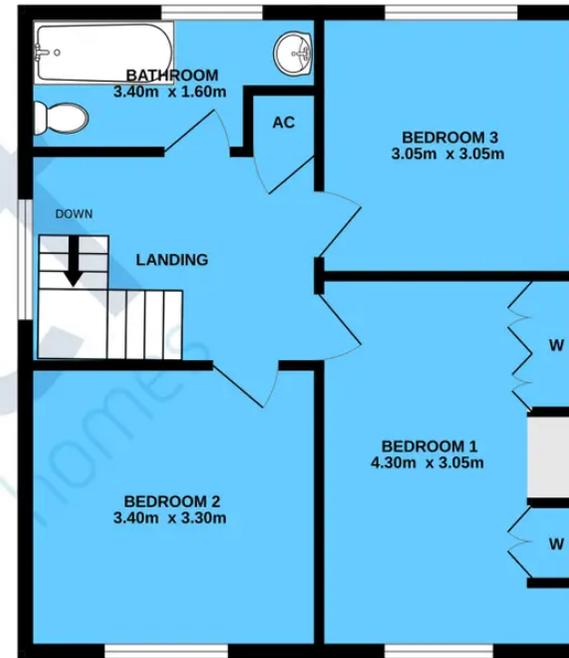
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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# Xact Homes

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