



Fillongley Road, Meriden

Offers Over £375,000







#### PROPERTY OVERVIEW

Set on a service road off the Fillongley Road and being close to Meriden C of E Primary School, is this fully renovated and beautifully presented three bedroom semi-detached property. Requiring internal inspection to appreciate the quality of the accommodation, the property provides potential purchasers with:- entrance hallway, lounge with a working open fire, open plan kitchen / diner, guest WC, three bedrooms and a modern family bathroom. Outside there is a large South facing rear garden with patio area and to the front of the property there is driveway parking.

Viewing is by appointment with Xact Homes 01676 534 411.

#### 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: C

Tenure: Freehold







- Three Bedroom Semi-Detached
- Beautifully Presented Throughout
- Kitchen / Diner
- Large Lounge
- Modern Family Bathroom
- Large South Facing Rear Garden
- Driveway Parking
- Central Meriden Location
- In Close Proximity To A Local Primary School

#### **ENTRANCE HALLWAY**

#### **LOUNGE**

14' 2" x 11' 12" (4.31m x 3.65m)

#### **KITCHEN / DINER**

20' 4" x 9' 2" (6.2m x 2.8m)

#### **GUEST WC**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

12' 4" x 11' 8" (3.75m x 3.55m)

#### **BEDROOM TWO**

12' 4" x 7' 10" (3.75m x 2.4m)

#### **BEDROOM THREE**

8' 2" x 6' 7" (2.5m x 2m)

#### **BATHROOM**

7' 10" x 5' 3" (2.4m x 1.6m)







## **OUTSIDE THE PROPERTY**

### **LARGE SOUTH FACING GARDEN**

### **DRIVEWAY PARKING**

### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, dishwasher, all carpets, all blinds, fitted wardrobes in one bedroom, a garden shed, CCTV and ring floodlight to remain.

### **ADDITIONAL INFORMATION**

Services - mains gas and electricity. Broadband - SKY. Loft space - half boarded with lighting.

### **MONEY LAUNDERING REGULATIONS**

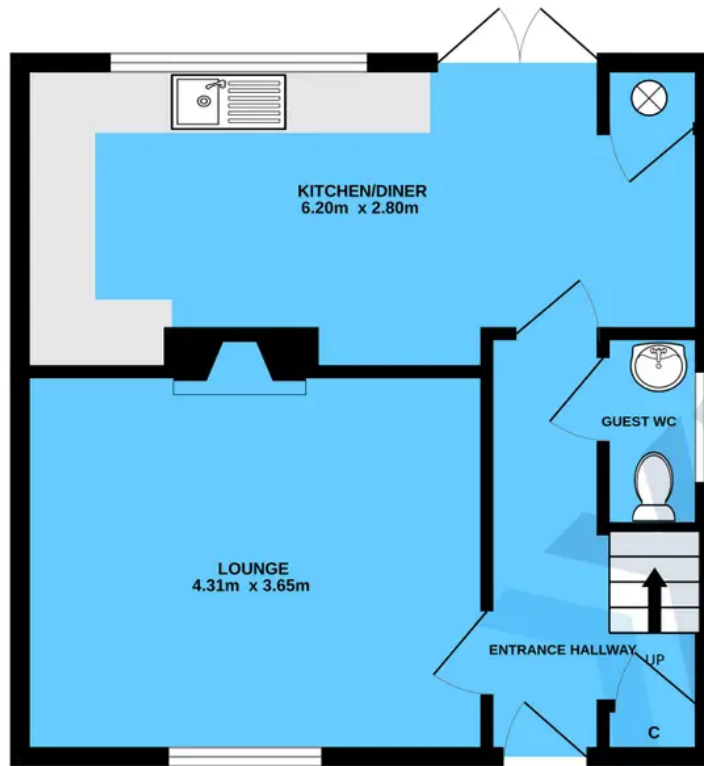
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



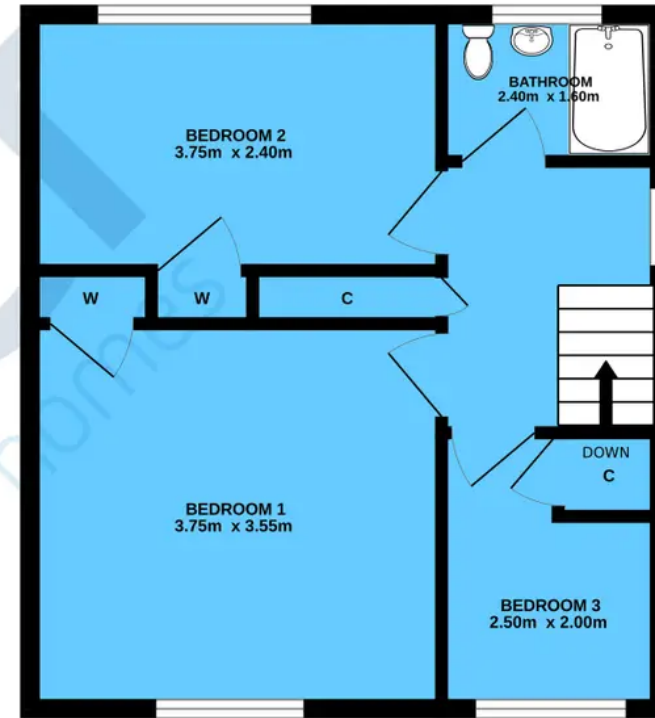




GROUND FLOOR



1ST FLOOR



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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