



Fillongley Road, Meriden

Offers Over £475,000





PROPERTY OVERVIEW

Set back behind a large driveway and being within walking distance to Meriden C of E Primary School and Meriden village green is this beautifully presented three bedroom semi-detached property. Requiring internal inspection to appreciate the quality of the accommodation, the property provides potential purchasers with:- enclosed porch, entrance hallway, lounge, dining room, open plan kitchen / diner, utility room, guest WC / shower room, three bedrooms and a modern family bathroom. Outside there is a large rear garden with a workshop / games room, patio area, side access and to the front of the property there is driveway parking for multiple vehicles.

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: D

Tenure: Freehold

- Traditional Three Bedroom Semi-Detached
- Well Presented Throughout
- Open Plan Family Breakfast Kitchen
- Lounge with Wood-burning Stove
- Three Double Bedrooms
- Re-Fitted Family Bathroom
- Landscaped Rear Garden
- Office Amenity Building / Gym / Leisure Room





ENTRANCE PORCH
8' 2" x 5' 1" (2.48m x 1.55m)

ENTRANCE HALL
10' 6" x 7' 9" (3.2m x 2.37m)

GUEST WC

LIVING ROOM
13' 5" x 10' 10" (4.08m x 3.3m)

SITTING ROOM
12' 11" x 10' 10" (3.93m x 3.3m)

DINING ROOM
9' 3" x 9' 6" (2.83m x 2.9m)

KITCHEN
17' 8" x 8' 8" (5.39m x 2.64m)

FIRST FLOOR

PRINCIPAL BEDROOM
12' 12" x 9' 9" (3.95m x 2.97m)

BEDROOM TWO
11' 4" x 10' 10" (3.46m x 3.3m)

BEDROOM THREE
9' 2" x 8' 8" (2.8m x 2.64m)

BATHROOM
8' 6" x 5' 9" (2.58m x 1.76m)





OUTSIDE THE PROPERTY

GARAGE

WORKSHOP/GAMES ROOM

NORTH FACING GARDEN

ITEMS INCLUDED IN THE SALE

Indesit 900 range free standing cooker, dishwasher, all carpets, all blinds, fitted wardrobes in one bedroom and all light fittings.

ADDITIONAL INFORMATION

Services: water meter, main gas, electricity and mains sewers. Broadband: Sky Fibre-optic. 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



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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