



Waterfall Close, Meriden

Guide Price £279,000



PROPERTY OVERVIEW

This three bedroom semi-detached property is available to purchase with no onward chain, is well presented throughout and requires internal inspection to appreciate the quality and size of the accommodation on offer. The property is positioned in a quiet cul-de-sac being conveniently located within walking distance of Meriden village centre and all its amenities.

Briefly the property affords:- hallway, lounge, breakfast kitchen, conservatory, guest WC, three bedrooms and a re-fitted bathroom. Outside the property has a low maintenance rear garden and further benefits from off road parking to the front for two vehicles.

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
- Well Presented Throughout
- No Onward Chain
- Walking Distance to Meriden Green
- Breakfast Kitchen
- Living Room & Conservatory
- Re-Fitted Family Bathroom

PORCH

HALL

LOUNGE

13' 4" x 11' 9" (4.06m x 3.58m)

CONSERVATORY

19' 0" x 7' 5" (5.8m x 2.26m)

KITCHEN

13' 4" x 11' 4" (4.06m x 3.45m)

WC

FIRST FLOOR

BEDROOM ONE

12' 8" x 11' 6" (3.85m x 3.51m)

BEDROOM TWO

11' 9" x 10' 6" (3.57m x 3.2m)

BEDROOM THREE

8' 8" x 8' 7" (2.65m x 2.62m)

BATHROOM

6' 7" x 5' 7" (2.01m x 1.69m)

OUTSIDE THE PROPERTY





OUTSIDE THE PROPERTY

OFF ROAD PARKING

LOW MAINTENANCE REAR GARDEN

ITEMS INCLUDED IN THE SALE

All carpets and garden shed.

ADDITIONAL INFORMATION

Services: main gas, electricity and mains sewers.

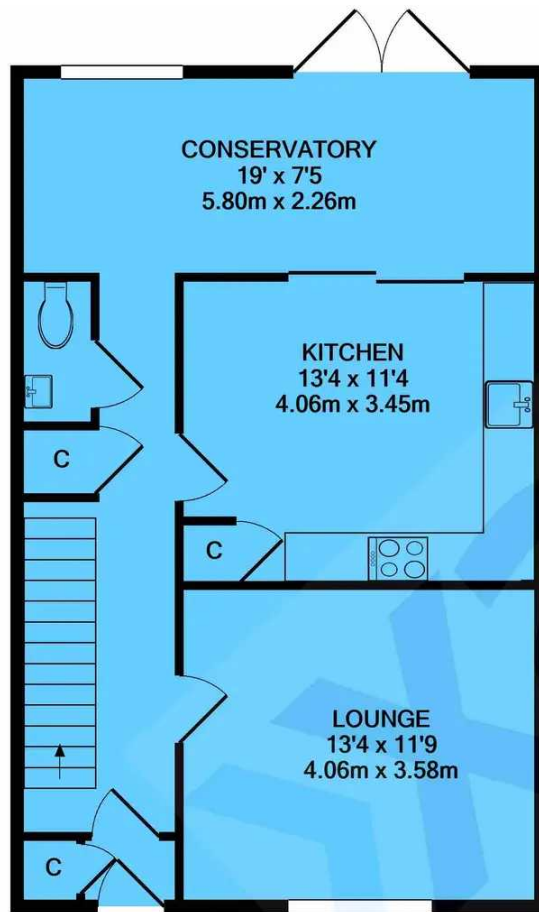
Broadband: BT. Loft Space: part boarded with lighting.

MONEY LAUNDERING REGULATIONS

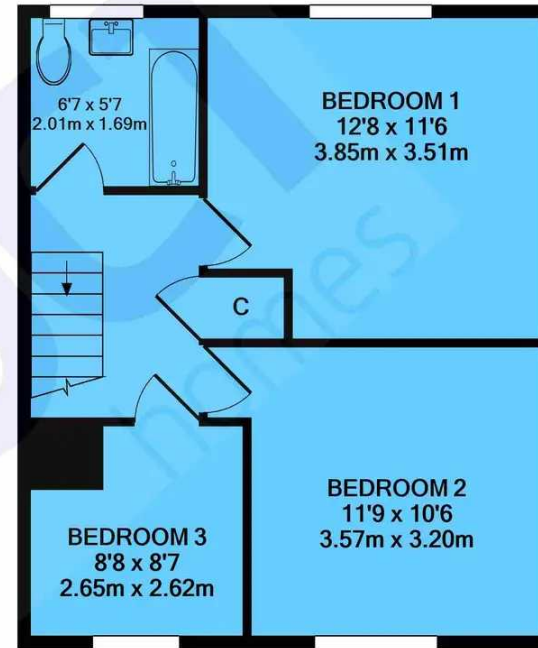
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents.

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
APPROX. FLOOR
AREA 586 SQ.FT.
(54.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1023 SQ.FT. (95.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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