



# Hampton Grange, Meriden

Guide Price £1,200,000







#### PROPERTY OVERVIEW

Situated in an exclusive gated development of just seven properties and being ideally located for access to Meriden village centre is this handsome family home which was originally built by Charles Church in 2001.

Providing approximately 2800 sq ft of living accommodation with further scope to extend subject to the necessary planning consents the property provides potential purchasers with:- entrance hallway, lounge, study, dining room, family room, breakfast kitchen, conservatory, utility room, five bedrooms (3 x en-suite) and a family bathroom. Outside the property offers driveway parking for multiple vehicles, a detached triple car garage and a generous South facing private rear garden.

Viewing of this exceptional property is strictly by appointment with Xact Homes on 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: G

Tenure: Freehold







- Executive Five Bed Detached Property
- Central Village Location
- Potential To Expand STPP
- Four Reception Rooms
- Five Bedrooms
- Three Ensuites
- Conservatory
- Detached Triple Garage

#### **ENTRANCE HALLWAY**

##### **WC**

6' 7" x 4' 1" (2m x 1.25m)

##### **LOUNGE**

23' 2" x 13' 5" (7.05m x 4.1m)

##### **STUDY**

13' 11" x 8' 2" (4.25m x 2.5m)

##### **DINING ROOM**

13' 7" x 16' 9" (4.15m x 5.1m)

##### **FAMILY ROOM**

14' 5" x 12' 6" (4.4m x 3.8m)

##### **BREAKFAST/KITCHEN**

17' 3" x 13' 5" (5.25m x 4.1m)

##### **CONSERVATORY**

25' 5" x 17' 5" (7.75m x 5.3m)

##### **UTILITY**

5' 5" x 13' 5" (1.65m x 4.1m)

#### **FIRST FLOOR**

##### **MASTER BEDROOM**

13' 1" x 13' 1" (4m x 4m)







**WALK IN WARDROBE**

9' 10" x 5' 7" (3m x 1.7m)

**ENSUITE**

8' 2" x 9' 10" (2.5m x 3m)

**BEDROOM TWO**

13' 7" x 16' 5" (4.15m x 5m)

**ENSUITE**

5' 5" x 4' 7" (1.65m x 1.4m)

**BEDROOM THREE**

13' 9" x 13' 1" (4.2m x 4m)

**ENSUITE**

8' 10" x 3' 3" (2.7m x 1m)

**BEDROOM FOUR**

14' 7" x 11' 2" (4.45m x 3.4m)

**BEDROOM FIVE**

13' 5" x 9' 8" (4.1m x 2.95m)

**BATHROOM**

8' 2" x 9' 10" (2.5m x 3m)

**OUTSIDE THE PROPERTY**

**TRIPLE GARAGE**

28' 5" x 20' 2" (8.65m x 6.15m)

**SOUTH FACING GARDEN**

**ITEMS INCLUDED IN THE SALE**

Rangemaster free standing cooker, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings and electric garage door

**ADDITIONAL INFORMATION**

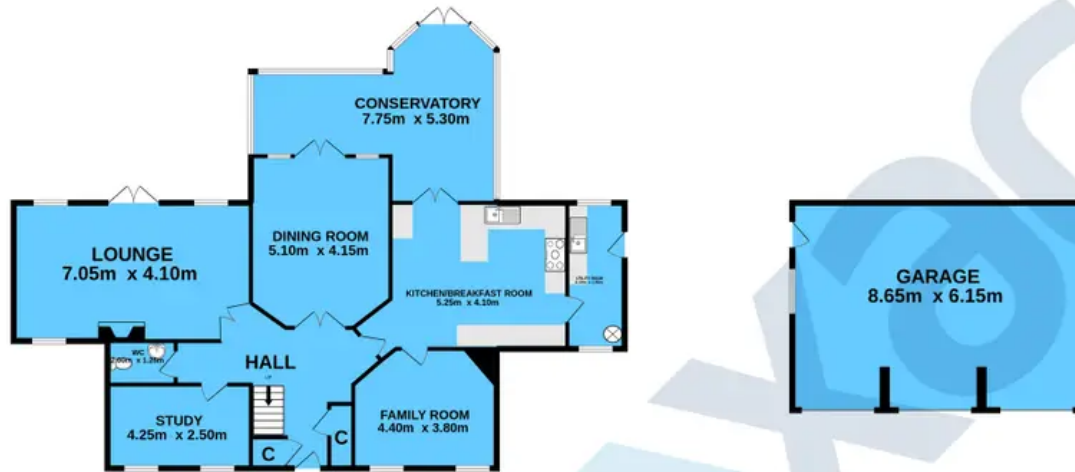
Service: Water meter, mains gas, electricity and mains sewers. Broadband: Vodafone Fibre-Optic. Loft Space: Boarded with ladder and lighting







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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