



Lodge Green Lane North, Meriden

Offers Over £1,000,000

xact
EXCLUSIVE





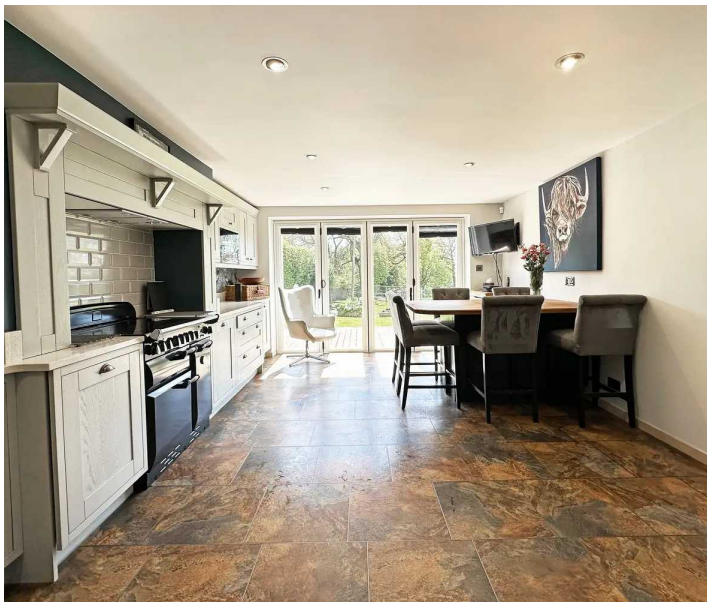
PROPERTY OVERVIEW

This significantly extended and beautifully presented character property offers versatile accommodation and is set within two and a half acres of private garden and grounds. Accessed from a gated entrance into a sweeping gravel driveway offering parking for numerous vehicles the property provides potential purchasers with:- entrance hallway, stunning breakfast kitchen, snug, living room, three first floor bedrooms (principal with en-suite), luxury family bathroom and a ground floor annex with it's own living room, bedroom, en-suite and utility.

The landscaped grounds extend to approximately 2 1/2 acres with a recently installed decked gazebo area for outdoor entertaining. The grounds are mainly lawn with a variety of established trees and shrubs with views over open countryside.

A particular feature of the property are the numerous outbuildings including; double timber framed carport, four car garage, garden studio / office and a larger amenity building with kitchen, toilet and power suitable as a workshop / gym / studio / office.

Viewing of this unique property is strictly by appointment only via 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

- Stunning Detached Cottage
- Approximately 2.5 Acres Of Grounds
- Beautifully Presented Throughout
- Recently Fitted Breakfast Kitchen
- Four Car Garage + Workshop + Double Timber Carport + Garden Office
- Ground Floor En-Suite Bedroom
- Three First Floor Bedrooms (En-Suite & Family Bathroom)
- Outdoor Kitchen & Entertaining Area





ENTRANCE HALLWAY

BREAKFAST KITCHEN

28' 1" x 12' 8" (8.55m x 3.86m)

DINING ROOM

12' 4" x 10' 2" (3.76m x 3.10m)

LIVING ROOM

15' 7" x 14' 0" (4.75m x 4.27m)

GROUND FLOOR ANNEX

LIVING ROOM

14' 2" x 11' 10" (4.32m x 3.61m)

GUEST BEDROOM

18' 3" x 11' 11" (5.56m x 3.63m)

EN-SUITE

UTILITY ROOM

FIRST FLOOR

PRINCIPAL BEDROOM

9' 11" x 9' 8" (3.02m x 2.95m)

EN-SUITE

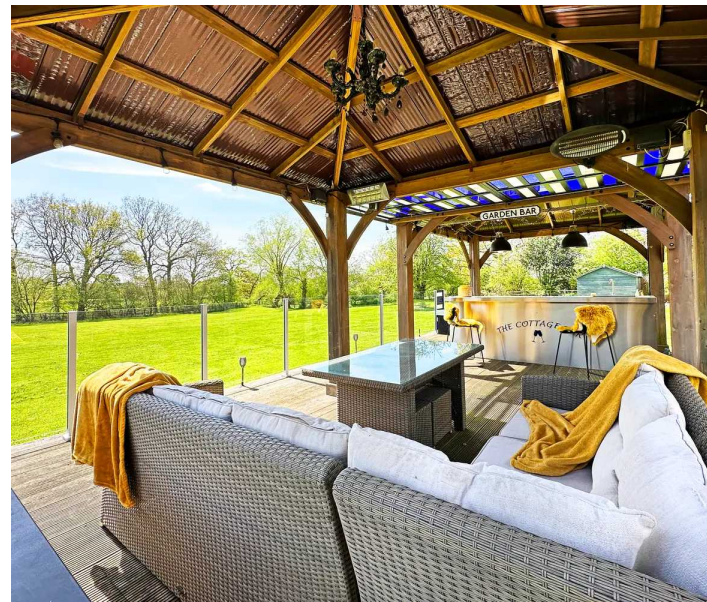
BEDROOM TWO

13' 10" x 13' 8" (4.22m x 4.17m)

BEDROOM THREE

11' 2" x 9' 6" (3.40m x 2.90m)

BATHROOM





OUTSIDE THE PROPERTY

LANDSCAPED GROUNDS

DECKED GAZEBO AREA

DOUBLE TIMBER FRAMED CARPORT

FOUR CAR GARAGE

GARDEN STUDIO / OFFICE

LARGER AMENITY BUILDING

ITEMS INCLUDED IN SALE

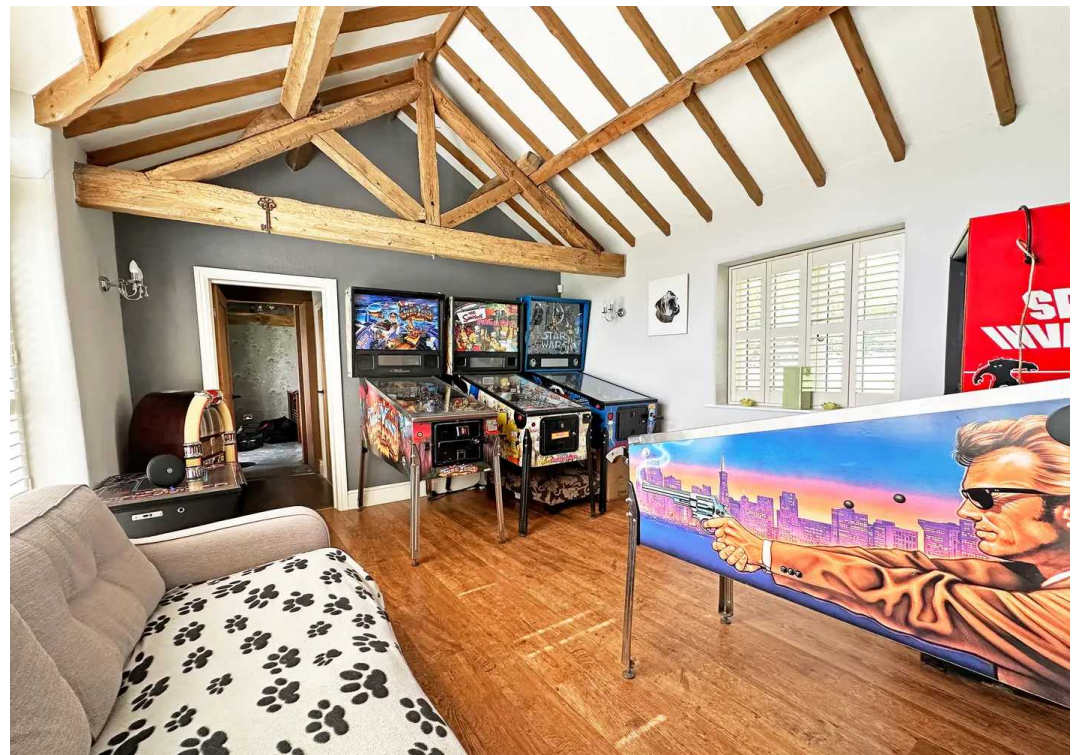
Rangemaster free standing cooker, Bosch microwave, Fisher Paykel dishwasher, all carpets, all blinds, fitted wardrobes in three bedrooms, some light fittings, underfloor heating in the kitchen, several garden sheds, CCTV. Outbuildings: kitchen, toilet, power, four car garage, garden studio / office and car port.

ADDITIONAL INFORMATION

Services - oil and electricity. Broadband - BT.

MONEY LAUNDERING REGULATIONS

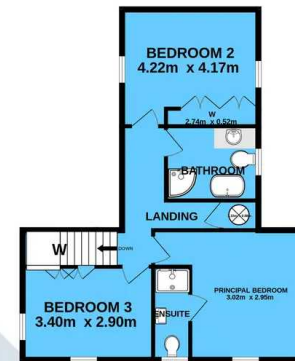
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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