



Darlaston Row The Green, Meriden

Offers in Region of £289,950



PROPERTY OVERVIEW

This significantly extended two bedroom Victorian terraced property is situated in the centre of Meriden overlooking Meriden Green and is available to purchase with no onward chain. Being well presented and maintained throughout the property provides potential purchasers with: living room, large breakfast kitchen, two double bedrooms, shower room and a converted loft space being ideal for storage / hobbies.

Outside there is long rear garden surrounded by established shrubs & trees with a summer house & garden shed. The property is ideal for first time buyers, investors & downsizers looking for a character property in the centre of Meriden.

To arrange a viewing contact 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

- Two Bedroom Victorian Cottage
- Significantly Extended
- No Onward Chain
- Living Room & Breakfast Kitchen
- Two Double Bedrooms
- Shower Room
- Converted Loft Room For Storage / Hobbies Space
- Long Rear Garden





LIVING ROOM

12' 2" x 11' 10" (3.7m x 3.6m)

BREAKFAST KITCHEN

15' 5" x 10' 10" (4.7m x 3.3m)

FIRST FLOOR

BEDROOM ONE

12' 2" x 12' 2" (3.7m x 3.7m)

BEDROOM TWO

11' 10" x 9' 10" (3.6m x 3m)

SHOWER ROOM

6' 7" x 5' 3" (2m x 1.6m)

SECOND FLOOR

LOFT ROOM

15' 1" x 15' 1" (4.6m x 4.6m)

OUTSIDE THE PROPERTY

LONG REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge, freezer, dishwasher, all carpets and blinds, garden shed and summerhouse.

ADDITIONAL INFORMATION

Services - Mains gas, electricity and sewers.
Broadband - TalkTalk - Fibre optic. Loft space (loft room) - boarded with stairs and lighting.

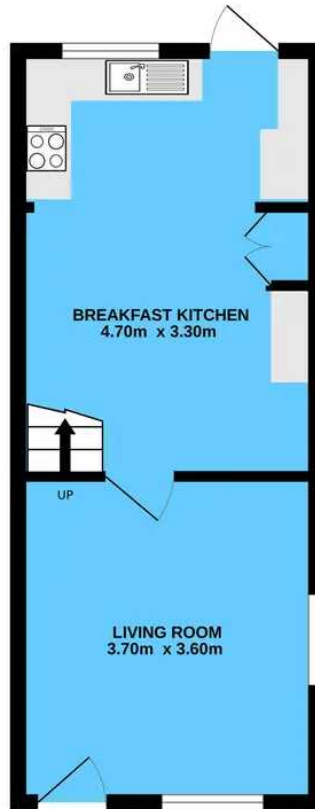
MONEY LAUNDERING REGULATIONS

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.

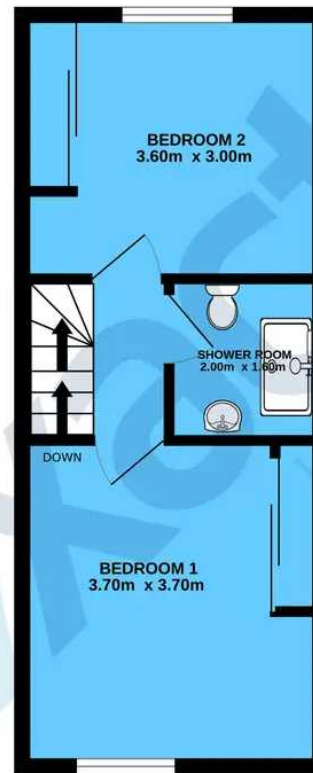




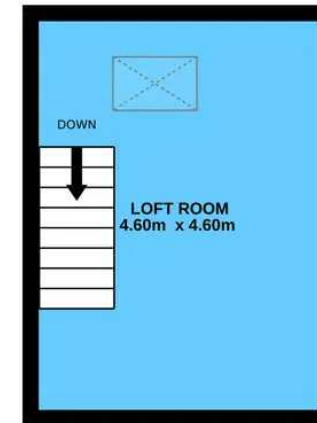
GROUND FLOOR



1ST FLOOR



2ND 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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