



Leymere Close, Meriden

Guide Price £879,950





PROPERTY OVERVIEW

This spacious detached house, built in 1996, has been maintained to the highest standard by the current owners and benefits from being quietly located in one of Meriden's most exclusive developments. Originally designed as a five bedroom house but re-modelled into four bedrooms with an impressive principal suite the property includes features such as CAT 5 / 6 cabling, integrated speaker system on the ground floor, quartz work surfaces and Siemens integrated appliances in the kitchen.

In summary the property provides potential purchasers with; canopy porch, entrance hallway, lounge, breakfast kitchen, large utility room, laundry room, dining room, study, guest WC, four double bedrooms (principal bedroom with en-suite & dressing area), family bathroom, garage, driveway parking for 3 vehicles and a private South facing professionally landscaped rear garden.

Viewing is by appointment only with Xact 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 Family Home
- Well Presented Throughout
- Breakfast Kitchen with Siemens Appliances & Quartz Work Surfaces
- Lounge, Dining Room & Study
- Principal Bedroom Suite
- Built as a Five Bed / Currently Configured as a Four Bed
- Over 2000sq ft
- Professionally Landscaped South Facing Rear Garden





ENTRANCE HALL

WC

STUDY

9' 8" x 7' 10" (2.95m x 2.4m)

LOUNGE

20' 2" x 11' 8" (6.15m x 3.55m)

DINING ROOM

11' 8" x 10' 8" (3.55m x 3.25m)

BREAKFAST KITCHEN

19' 0" x 15' 5" (5.8m x 4.7m)

UTILITY ROOM

11' 10" x 5' 3" (3.6m x 1.6m)

LAUNDRY ROOM

13' 9" x 9' 6" (4.2m x 2.9m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 6" x 11' 8" (5.65m x 3.55m)

DRESSING AREA

12' 6" x 11' 10" (3.8m x 3.6m)

ENSUITE

7' 9" x 6' 11" (2.35m x 2.1m)

BEDROOM TWO

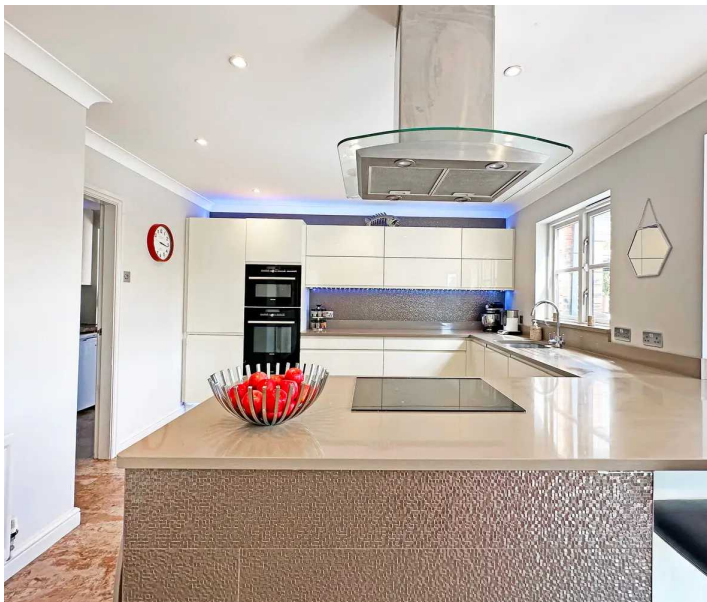
19' 6" x 12' 12" (5.95m x 3.95m)

BEDROOM THREE

11' 8" x 11' 2" (3.55m x 3.4m)

ENSUITE

7' 10" x 5' 1" (2.4m x 1.56m)



**BEDROOM FOUR**

11' 8" x 8' 10" (3.55m x 2.7m)

BATHROOM

12' 6" x 6' 11" (3.8m x 2.1m)

OUTSIDE THE PROPERTY**GARAGE**

20' 4" x 14' 7" (6.2m x 4.45m)

SOUTH FACING PROFESSIONALLY LANDSCAPED REAR GARDEN**ITEMS INCLUDED IN THE SALE**

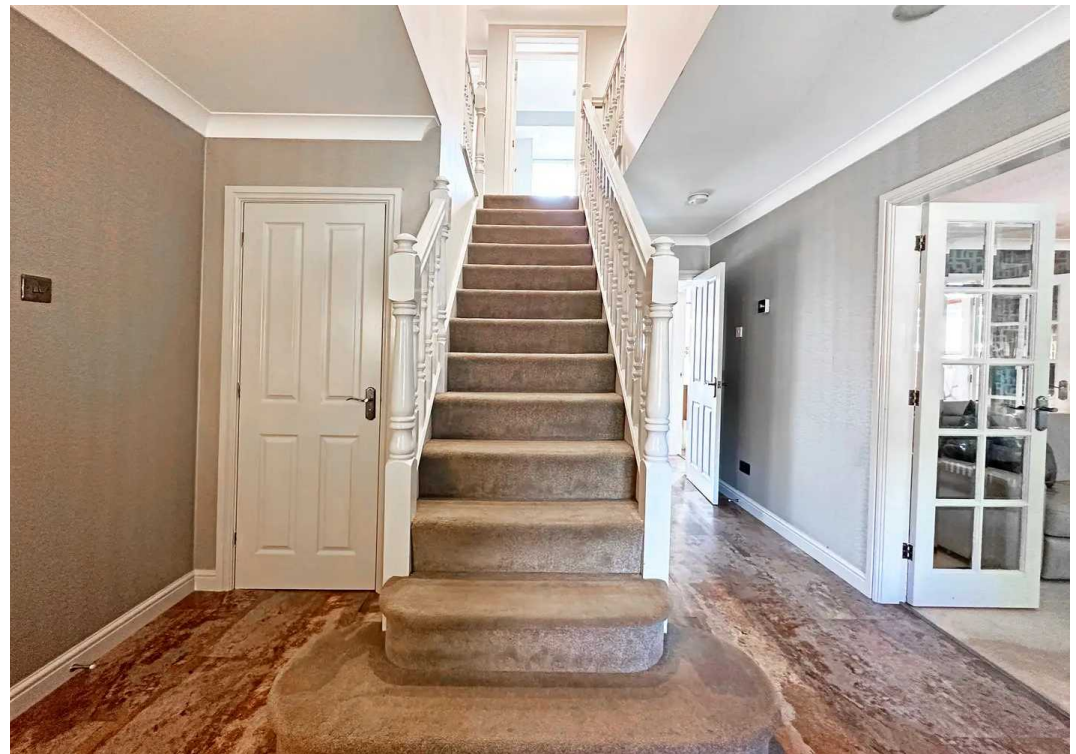
Siemens integrated oven, Siemens integrated hob, extractor, Siemens microwave, fridge, dishwasher, all carpets, curtains, blinds and light fittings and electric garage door.

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - Sky. Loft space - part 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.
Made with Metropix ©2023

Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

