



The Croft, Meriden

Guide Price £375,000





PROPERTY OVERVIEW

This spacious detached bungalow is located in a quiet cul-de-sac near to the centre of Meriden and is available to purchase with no onward chain. Providing potential to extend & refurbish the property provides potential buyers with:- enclosed porch, entrance hallway, WC, lounge, kitchen, large conservatory, two double bedrooms and a modern bathroom.

Outside there is a large sunny rear garden, off road parking and a single garage which can be accessed from inside the property.

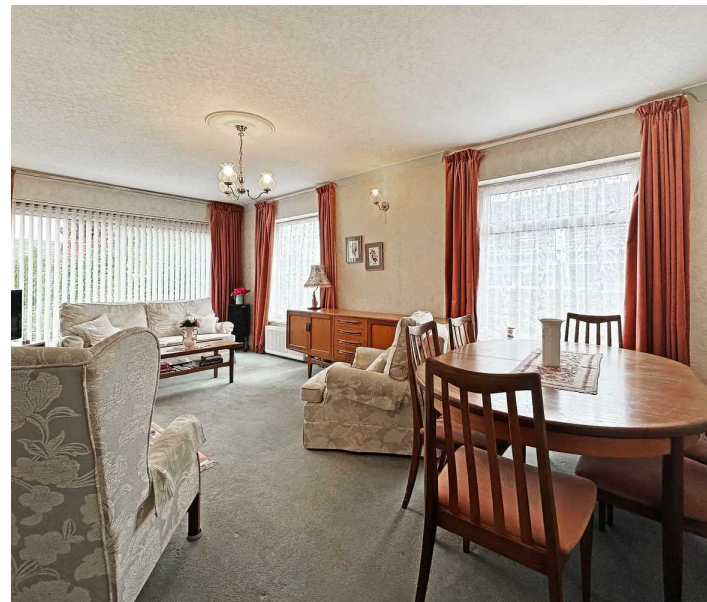
Viewing is by appointment with Xact Homes on 01676 534 411.

PROPERTY LOCATION

Meriden is located at the heart of England and is 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: D

Tenure: Freehold





- Two Bedroom Bungalow
- Potential to Extend & Re-Furbish
- Lounge & Full Width Conservatory
- Generous Rear Garden
- Central Meriden Location
- Garage & Driveway Parking





ENCLOSED PORCH

ENTRANCE HALLWAY

WC

6' 7" x 2' 6" (2.00m x 0.75m)

LOUNGE

20' 0" x 13' 1" (6.10m x 4.00m)

KITCHEN

11' 0" x 9' 10" (3.35m x 3.00m)

CONSERVATORY

12' 4" x 9' 4" (3.75m x 2.85m)

BEDROOM ONE

13' 1" x 11' 10" (4.00m x 3.60m)

BEDROOM TWO

11' 0" x 10' 0" (3.35m x 3.05m)

BATHROOM

8' 10" x 6' 7" (2.70m x 2.00m)

TOTAL SQUARE FOOTAGE

Total floor area - 99.1 sq.m. = 1067 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

16' 1" x 8' 10" (4.90m x 2.70m)

SOUTH FACING GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings and garden shed.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Conservatory furniture is on offer

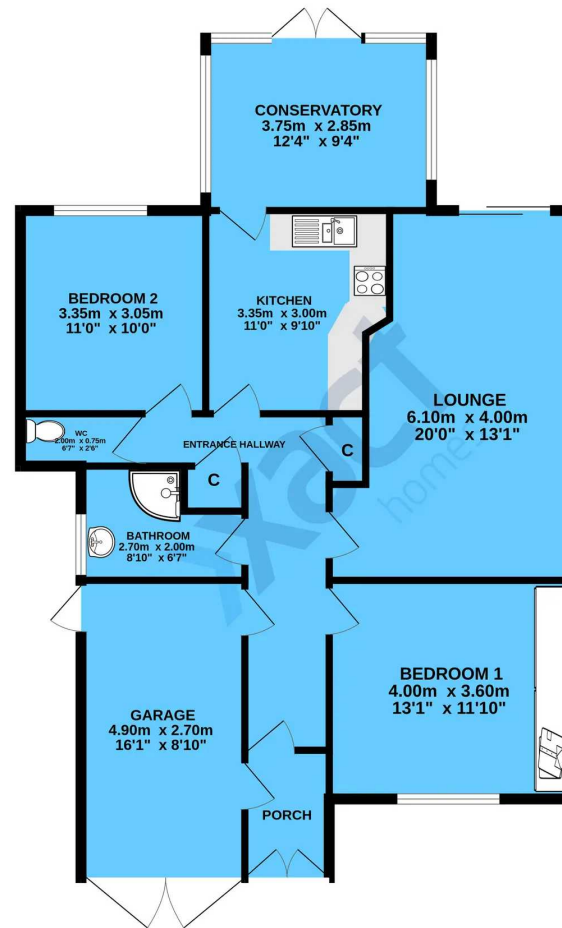
ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. 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
99.1 sq.m. (1067 sq.ft.) approx.



TOTAL FLOOR AREA: 99.1 sq.m. (1067 sq.ft.) approx.

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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Xact Homes

170 Station Road, Balsall Common - CV7 7FD

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

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