



Fairfield Rise, Meriden

Guide Price £325,000





PROPERTY OVERVIEW

Located in the centre of Meriden and being close to local amenities this three bedroom semi-detached property has been extended and improved by the present owners and now provides a ready to move into family home which is available to purchase with no onward chain. In summary the property offers potential purchasers: entrance hallway, lounge, open plan breakfast kitchen, utility room, guest WC, three bedrooms and refitted family bathroom.

Outside there is a good size south facing garden which is mainly lawn with patio and decking area.

Viewing is by appointment 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: C

Tenure: Freehold

- Three Bedroom Semi
- Extended & Renovated
- No Onward Chain
- Open Plan Breakfast Kitchen
- Three Double Bedrooms
- Re-Fitted Family Bathroom
- Off Road Parking





ENCLOSED PORCH

ENTRANCE HALLWAY

LOUNGE

13' 11" x 10' 10" (4.25m x 3.30m)

KITCHEN/DINER

10' 2" x 18' 4" (3.10m x 5.60m)

UTILITY ROOM

6' 7" x 8' 2" (2.00m x 2.50m)

WC

2' 11" x 8' 2" (0.90m x 2.50m)

FIRST FLOOR

BEDROOM ONE

14' 1" x 8' 8" (4.30m x 2.65m)

BEDROOM TWO

11' 4" x 10' 4" (3.45m x 3.15m)

BEDROOM THREE

8' 2" x 8' 8" (2.50m x 2.65m)

BATHROOM

5' 11" x 7' 1" (1.80m x 2.15m)

TOTAL SQUARE FOOTAGE

92.8 sq.m (999 sq.ft) approx.





OUTSIDE THE PROPERTY

SOUTH FACING GARDEN

OFF ROAD PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, some curtains, fitted wardrobes in bedroom one and all light fittings.

ADDITIONAL INFORMATION

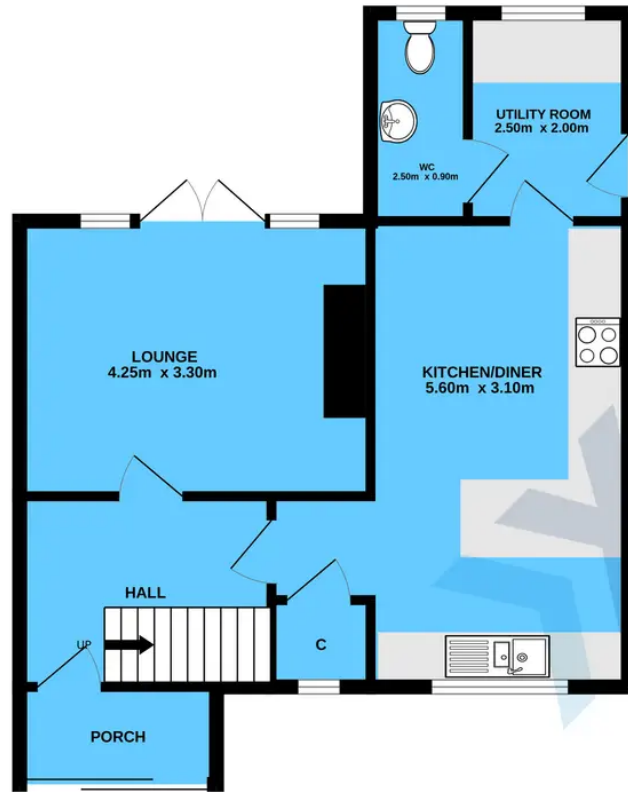
Services: mains gas, electricity and mains sewers.

Broadband: EE Fibre-Optic. Loft Space: part boarded with lighting.

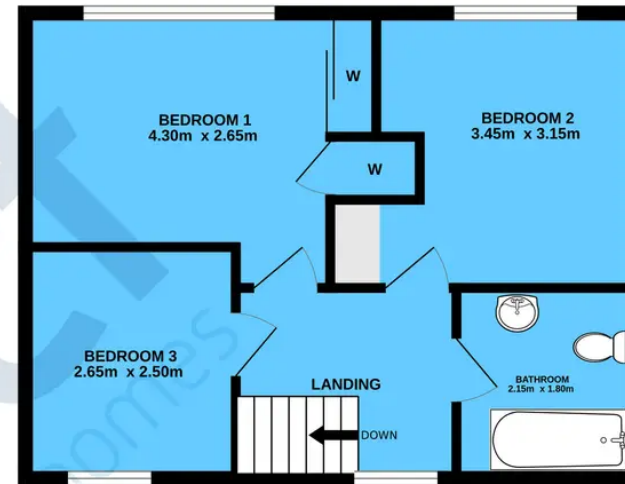
MONEY LAUNDERING REGULATIONS

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

xact
 SALES & LETTINGS

