



Showell Lane, Meriden

Offers Over £440,000







## Property Overview

This three bedroom semi-detached property benefits from far reaching views over open countryside and offers the rare combination of a quiet rural location but within a short drive of the A45 and associated commuter routes. Of particular interest to potential buyers is the large workshop / garage unit which offers the potential to either operate a business from or to convert into further living accommodation subject to the necessary planning consents.

In summary the property, which is available to purchase with no onward chain, provides potential purchasers with:- entrance hallway, downstairs wc, dual aspect living room, dining room, breakfast kitchen with underfloor heating, study, three bedrooms and a re-fitted family bathroom. Outside there is a West facing garden backing onto open fields and adjacent to the property is a large enclosed yard providing access to the workshop / garage unit.

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







#### Property Location

Wayside Cottage is located on Showell Lane on the outskirts of Meriden & Millisons Wood. To reach the property leave the B4104 / Birmingham Road at the mini island and head North towards the A45, go past the Priory Hospital on the left and proceed over the A45 signposted Eaves Green. The property is then approximately 400 yards on the left hand side with a 'Xact' for sale board outside.

Council Tax band: E

Tenure: Freehold

- Three Bedroom Semi Detached
- No Onward Chain
- Rural Views to Front & Rear
- Large Workshop / Garage Unit
- Living Room, Dining Room, Breakfast Kitchen & Study
- West Facing Rear Garden
- Potential to Extend / Convert Outbuilding STPP





**ENTRANCE HALL**

9' 10" x 6' 3" (3.00m x 1.91m)

**LIVING ROOM**

19' 6" x 13' 1" (5.94m x 3.99m)

**DINING ROOM**

12' 10" x 9' 10" (3.91m x 3.00m)

**STUDY**

14' 1" x 7' 10" (4.29m x 2.39m)

**BREAKFAST KITCHEN**

11' 10" x 8' 8" (3.61m x 2.64m)

**WC**

4' 11" x 3' 3" (1.50m x 0.99m)

**FIRST FLOOR****BEDROOM ONE**

13' 1" x 12' 0" (3.99m x 3.66m)

**BEDROOM TWO**

13' 1" x 8' 10" (3.99m x 2.69m)

**BEDROOM THREE**

10' 2" x 6' 7" (3.10m x 2.01m)

**BATHROOM**

6' 1" x 5' 5" (1.85m x 1.65m)

**TOTAL SQUARE FOOTAGE**

126.2 sq.m (1358 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

**WORKSHOP/GARAGE UNIT**  
28' 3" x 19' 6" (8.61m x 5.94m)

## **WEST FACING REAR GARDEN**

## **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, all carpets, curtains and blinds, fitted wardrobes in one bedroom and underfloor heating in the kitchen.

## **ADDITIONAL INFORMATION**

Services - oil, mains electricity and sewers. Broadband - Vodafone. Loft space - part boarded.

## **MONEY LAUNDERING REGULATIONS**

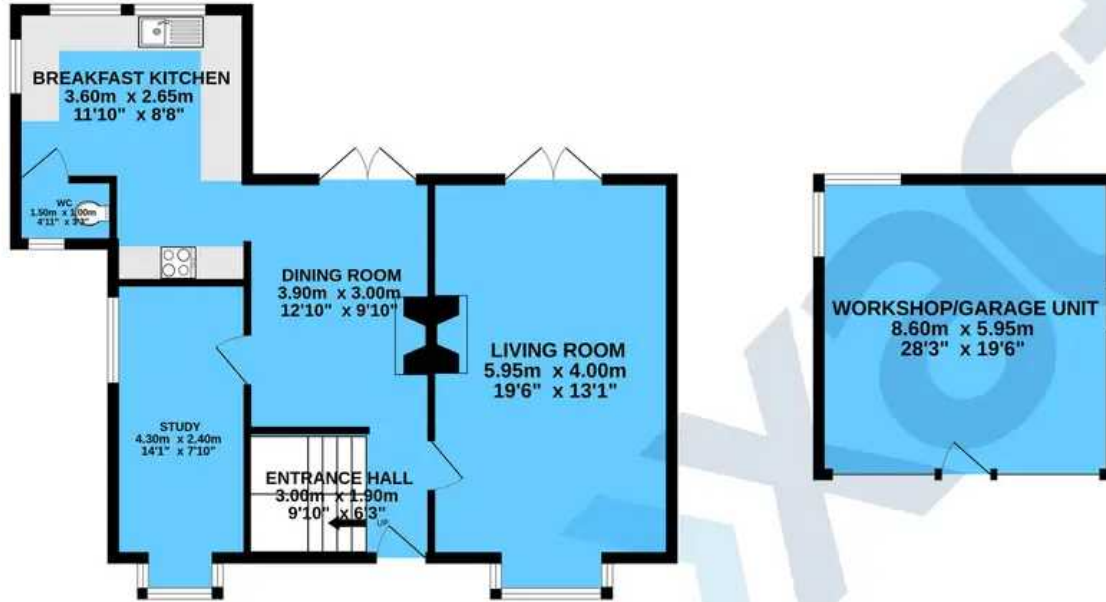
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



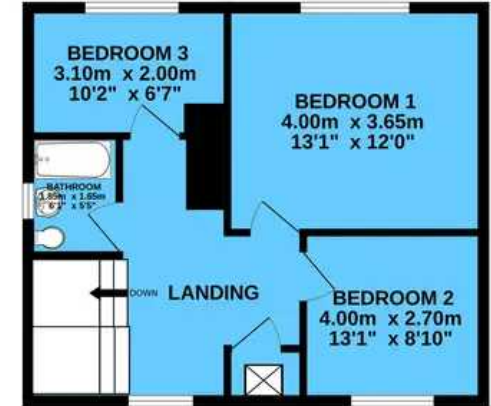




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 126.2 sq.m. (1358 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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