



Glovers Close, Meriden

Guide Price £399,950





PROPERTY OVERVIEW

This well presented three bedroom detached house is located within a quiet cul-de-sac just a short walk from the centre of Meriden and provides attractive accommodation for both family buyers and downsizers. Having been recently modernised by the present owners the property provides a ready to move into home which provides potential purchasers with: - entrance hallway, living room, open plan breakfast kitchen, dining room, full width conservatory, guest wc, three bedrooms and bathroom. Outside there is a double width driveway, paved frontage, double garage and private rear garden with lawn, patio area and established borders.

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: E

Tenure: Freehold

- Three Bedroom Detached Chalet Style Home
- Recently Refurbished
- Refitted Breakfast Kitchen
- Large Living Room
- Three Double Bedrooms
- Full Width Conservatory
- West Facing Rear Garden
- Double Garage & Driveway Parking

ENTRANCE HALLWAY

GUEST WC

LIVING ROOM

20' 4" x 17' 1" (6.20m x 5.20m)

BREAKFAST KITCHEN

13' 7" x 7' 11" (4.13m x 2.41m)

DINING ROOM

12' 0" x 9' 11" (3.65m x 3.03m)

CONSERVATORY

20' 2" x 7' 5" (6.15m x 2.25m)





FIRST FLOOR

PRINCIPAL BEDROOM

14' 5" x 11' 9" (4.40m x 3.57m)

BEDROOM TWO

10' 2" x 9' 11" (3.09m x 3.03m)

BEDROOM THREE

10' 10" x 7' 2" (3.31m x 2.19m)

BATHROOM

7' 9" x 5' 5" (2.36m x 1.66m)

OUTSIDE THE PROPERTY

DOUBLE GARAGE

17' 7" x 17' 0" (5.35m x 5.19m)

PRIVATE REAR GARDEN

ITEMS INCLUDED IN SALE

Integrated oven, integrated gas hob, extractor, dishwasher, all carpets, all blinds, fitted wardrobes in one bedroom, all light fittings, a garden shed and an electric garage door.

ADDITIONAL INFORMATION

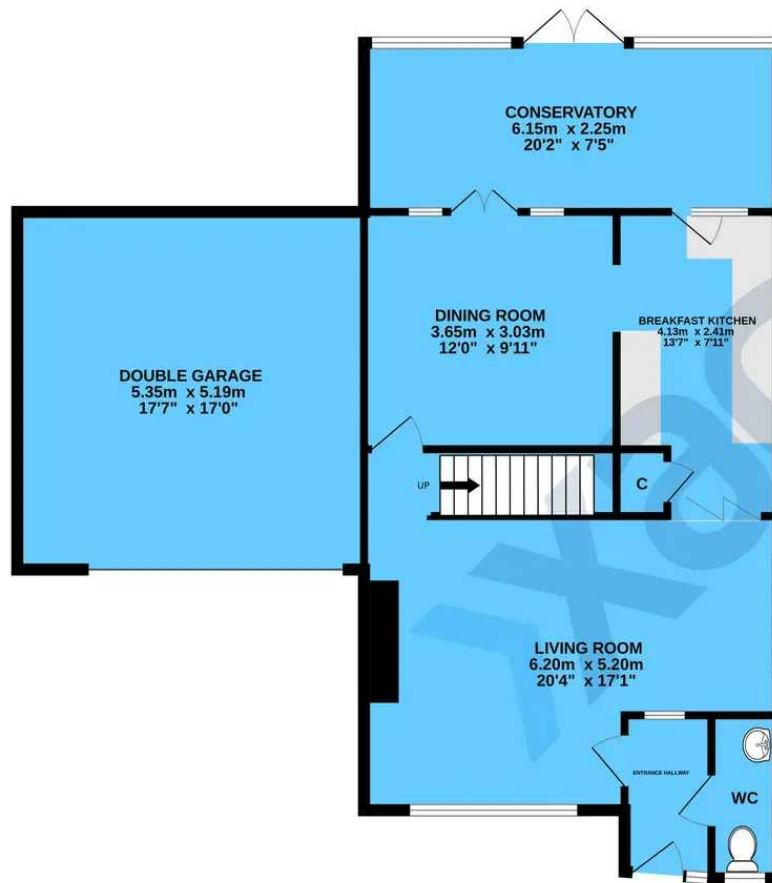
Services - mains gas and electricity. Broadband - EE.

MONEY LAUNDERING REGULATIONS

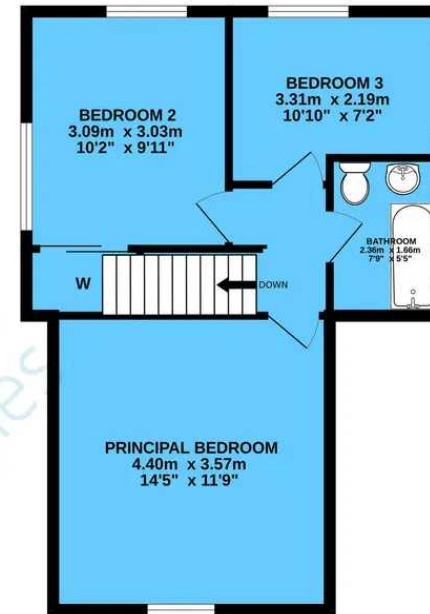
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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.
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