



Main Road, Meriden

Offers Over £525,000





PROPERTY OVERVIEW

This very well presented four bedroom detached property overlooks open countryside to the rear and has been remodelled and refurbished to provide a ready to move into family home. Being well located for access to Meriden village centre and set back from the road behind a wide driveway the property provides potential purchasers with:- enclosed porch, full width lounge overlooking the rear garden, open plan kitchen/diner with fitted appliances, guest WC, four good size bedrooms and a modern family bathroom.

Outside there is a full width driveway providing off road parking for multiple vehicles, a single garage, professionally landscaped rear garden with a block paved patio area.

Viewing is advised to appreciate the quality of the living space and is strictly 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: F

Tenure: Freehold

- Four Bedroom Detached House
- Well Presented Throughout
- Open Plan Kitchen / Diner
- Large Lounge Overlooking Rear Garden
- Modern Family Bathroom
- Professionally Landscaped Rear Garden
- Overlooking Open Fields to the Rear
- Garage & Driveway Parking

PORCH

HALLWAY

WC

LOUNGE

21' 11" x 12' 2" (6.68m x 3.71m)

KITCHEN/DINER

21' 10" x 11' 10" (6.65m x 3.61m)





FIRST FLOOR

BEDROOM ONE

12' 7" x 12' 2" (3.84m x 3.71m)

BEDROOM TWO

12' 10" x 9' 11" (3.91m x 3.02m)

BEDROOM THREE

12' 1" x 8' 11" (3.68m x 2.72m)

BEDROOM FOUR

9' 11" x 8' 8" (3.02m x 2.64m)

BATHROOM

TOTAL SQUARE FOOTAGE

116 sq.m (1248 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

PROFESSIONALLY LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, all carpets, curtains and blinds, some light fittings and garden shed.

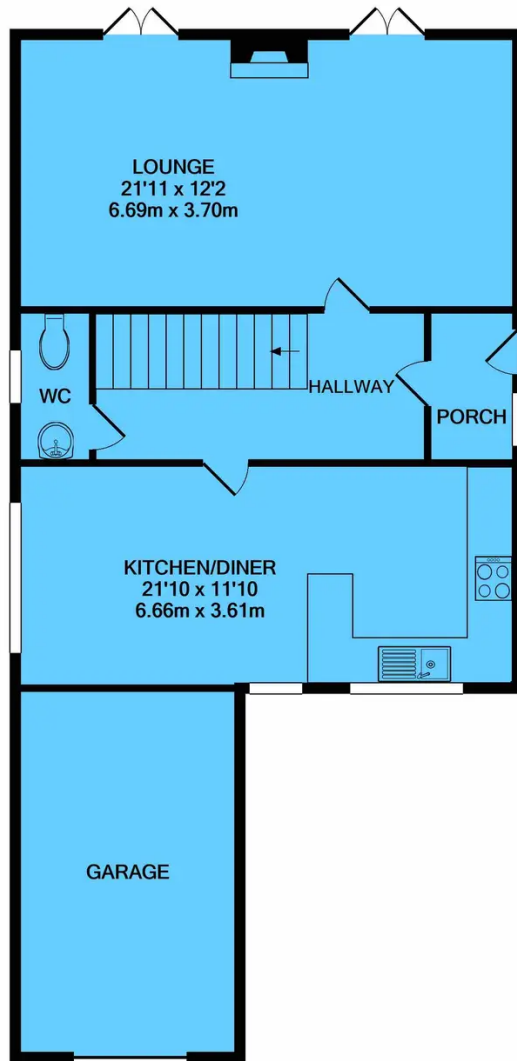
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

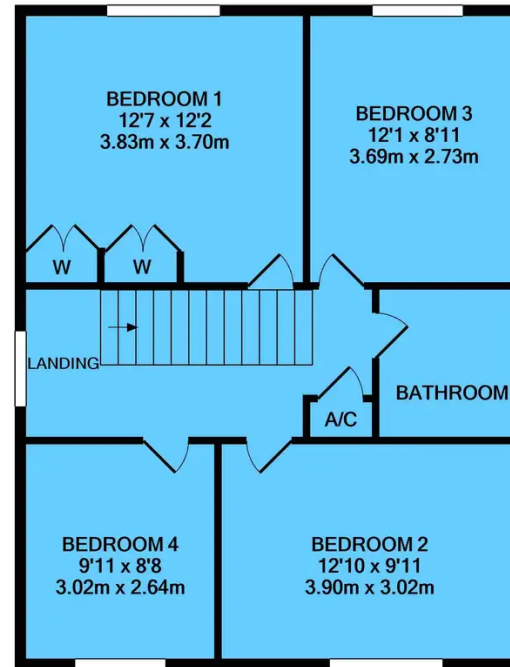
MONEY LAUNDERING REGULATIONS

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 floor plan 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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