



Strawberry Fields, Meriden

£279,950





#### PROPERTY OVERVIEW

This two bedroom mid terraced property has been refurbished by the present owner and requires internal inspection to appreciate the quality of the accommodation on offer. The property is positioned in a courtyard setting and is conveniently located within walking distance of Meriden village centre and all its amenities. In summary the property provides potential purchasers with: - hallway, lounge/diner, fitted kitchen, guest WC, two double bedrooms with fitted wardrobes, bathroom.

Outside the property has a beautifully maintained rear garden and further benefits from an allocated parking space in addition to a garage located in a separate block.

Viewing is by appointment with Xact on 01676 534 411.



- Two Bedroom Mews
- Well Presented Throughout
- Fitted Kitchen
- Lounge / Diner Overlooking Rear Garden
- Two Double Bedrooms
- Guest WC
- Allocated Parking Space + Garage
- Private Rear Garden



## 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

## HALLWAY

### WC

4' 7" x 2' 7" (1.40m x 0.79m)

### KITCHEN

9' 10" x 5' 7" (3.00m x 1.70m)

### LOUNGE/DINER

14' 5" x 12' 4" (4.39m x 3.76m)

## FIRST FLOOR

### BEDROOM ONE

12' 4" x 9' 0" (3.76m x 2.74m)

### BEDROOM TWO

12' 4" x 8' 0" (3.76m x 2.44m)

### BATHROOM

7' 1" x 5' 7" (2.16m x 1.70m)

## TOTAL SQUARE FOOTAGE

56 sq.m (603 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

**BEAUTIFULLY MAINTAINED REAR GARDEN**

**ALLOCATED PARKING SPACE**

**SINGLE GARAGE IN SEPARATE BLOCK**

## **ITEMS INCLUDED IN THE SALE**

Samsung integrated oven, Samsung integrated hob, extractor, washing machine, all carpets, blinds and light fittings and fitted wardrobes in one bedroom.

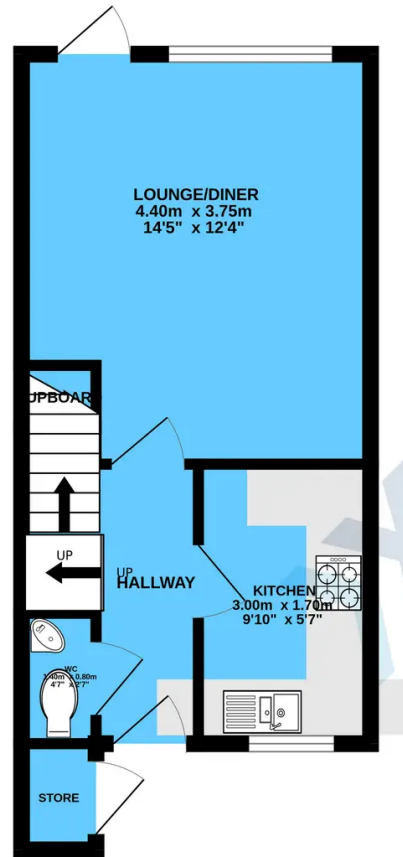
## **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - BT. Loft space - part boarded with ladder.

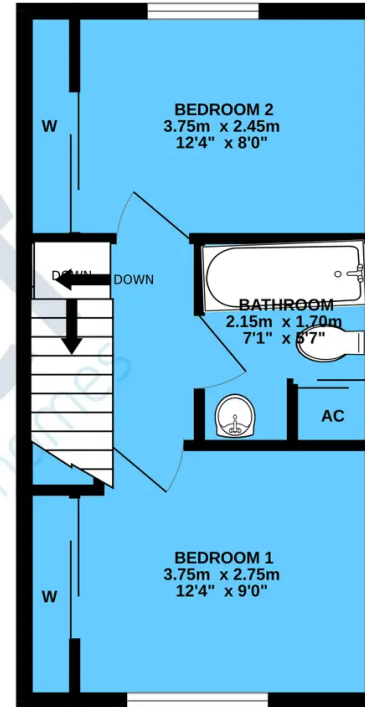
## **MONEY LAUNDERING REGULATIONS**

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 : 56.0 sq.m. (603 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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