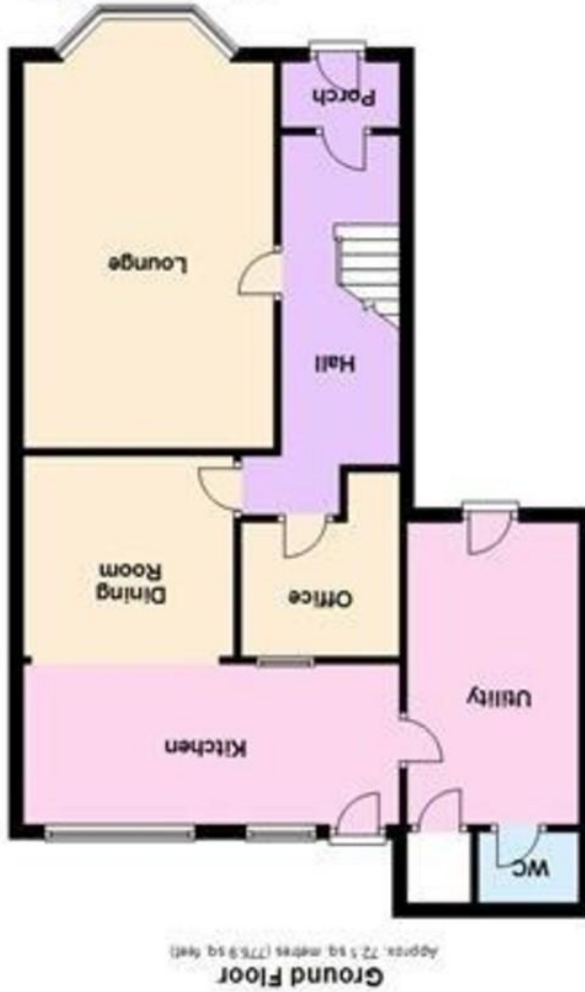
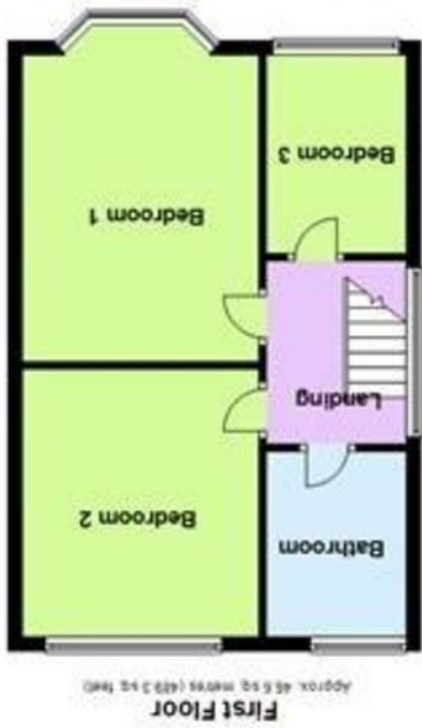


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

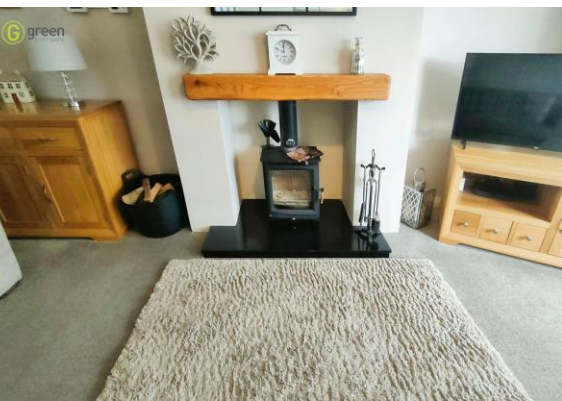
Total area: approx. 117.5 sq. metres (1265.2 sq. feet)  
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS.  
 Plan provided for info only.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing  
 this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations  
 state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		61 D	
			75 C

Castle Bromwich | 0121 241 1100



- WELL PRESENTED THREE BEDROOM HOME
- OPEN PLAN KITCHEN DINING AREA
- LOG BURNER IN LOUNGE
- BAY WINDOW TO LOUNGE
- OFFICE

Meriden Drive, Kingshurst, Birmingham, B37 6BU

£260,000



## Property Description

Fantastic opportunity to acquire this spacious well presented three bedroom semi detached property, situated set back from the road with open aspect greenery to the fore, open plan kitchen dining area, office, lounge with bay window, utility area with downstairs wc, landscaped rear garden and separate garage. You really don't want to miss out on this one! Ideally located within the sought after location and situated well for local amenities and transport links, Call Green and Company to arrange your viewing.

Approached via pathway set back from the road into porch and into hall:-

**HALL** With vinyl wood effect flooring, radiator, under stairs space, stain glass window to front door, door to lounge, dining and office.

**LOUNGE** 19' 6" into bay x 12" (5.94m x 3.66m) A well presented room with bay window to front, blinds, log burner with granite hearth and oak mantle beam, radiator.

**KITCHEN** 19' 1" x 7' 6" (5.82m x 2.29m) With wood effect worktops, induction hob, extractor, tiled splash backs, vinyl wood effect flooring, window to rear, blind, spotlights, dishwasher space and door to utility and also opening to:-

**DINING AREA** 9' 10" x 9' 5" (3m x 2.87m) Having vinyl wood effect flooring, radiator and feature lighting.

**OFFICE** 7' 5" x 6' 3" (2.26m x 1.91m) Under stairs storage, radiator and window overlooking kitchen.

**UTILITY** 13' 8" x 8' 1" (4.17m x 2.46m) Front door, plumbing for washing machine, door to store and door to wc with tiled floor and window to rear.

**FIRST FLOOR** Doors to bedrooms one, two, three and shower room.

**BEDROOM ONE** 16' 6" into bay x 9' 3" to wardrobe (5.03m x 2.82m) Bay window to front, blinds, radiator, fitted wardrobe.

**BEDROOM TWO** 1' 5" x 10' 4" to wardrobe (0.43m x 3.15m) Window to rear, blind, fitted wardrobe.

**BEDROOM THREE** 9' 4" x 7' 5" (2.84m x 2.26m) Window to front, radiator, blind and single cupboard.

**BATHROOM** A modern style with separate bath, separate quadrant shower cubicle, mixer shower, heated towel rail, mirror cabinet, window to rear with blind, stone effect wall tiles, mosaic effect feature wall in shower and vinyl tile effect flooring.



**GARAGE** Unmeasured, situated at the rear of the property with double doors and parking at rear.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**REAR GARDEN** Well presented and landscaped offering artificial lawn, decked seating area, tarmac pathway with block paved edge, raised gravel area and parking for a vehicle.

Council Tax Band C - Solihull

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data likely available for O2 and Vodafone, voice and data limited availability for EE and Three.

Broadband coverage:-

Broadband Type = Standard Highest available download speed Mbps. Highest available upload speed 0.2 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.  
Networks in your area - Virgin Media

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

\*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

