



St. Laurence Close, Meriden

£339,950





PROPERTY OVERVIEW

This well presented three bedroom semi-detached property is approximately 10 years old and provides a ready to move into family home within walking distance of Meriden village centre and all its amenities. Benefitting from a South facing rear garden and driveway parking the property provides potential purchasers with:- entrance hallway, breakfast kitchen with integrated appliances, full width lounge with Amtico flooring overlooking the rear garden, guest WC, three bedrooms (principal en-suite) and a family bathroom.

Outside the property has driveway parking for two vehicles, an electric car charging point and to the rear a larger than average South facing garden with paved patio.

Viewing is by appointment only 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: D

Tenure: Freehold

- Three Bedroom Semi-Detached
- Well Presented Throughout
- Full Width Lounge
- Breakfast Kitchen
- En-Suite Principal Bedroom
- South Facing Rear Garden
- Driveway Parking
- Quiet Cul-de-Sac Location





ENTRANCE HALLWAY

BREAKFAST KITCHEN

11' 2" x 10' 0" (3.40m x 3.05m)

LOUNGE

15' 6" x 13' 0" (4.72m x 3.96m)

PRINCIPAL BEDROOM

9' 9" x 9' 3" (2.97m x 2.82m)

ENSUITE

BEDROOM TWO

10' 11" x 8' 0" (3.33m x 2.44m)

BEDROOM THREE

11' 0" x 6' 8" (3.35m x 2.03m)

BATHROOM

TOTAL SQUARE FOOTAGE

Total floor area: 79.0 sq.m. = 850 sq.ft. approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR TWO VEHICLES

AN ELECTRIC CAR CHARGING POINT

SOUTH FACING REAR GARDEN



**ITEMS INCLUDED IN SALE**

A car charging point.

ADDITIONAL INFORMATION

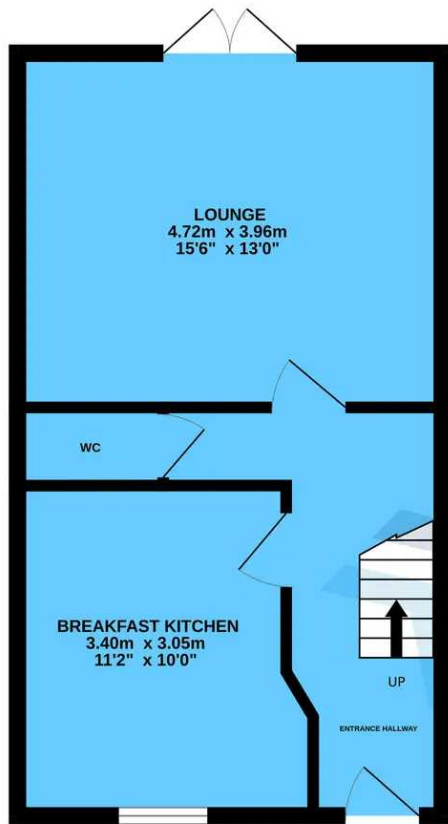
Services - mains gas, electricity and mains sewers.
Broadband - Vodafone. Loft space - boarded with ladder and lighting. Service charge - £300.00 (pa).

MONEY LAUNDERING REGULATIONS

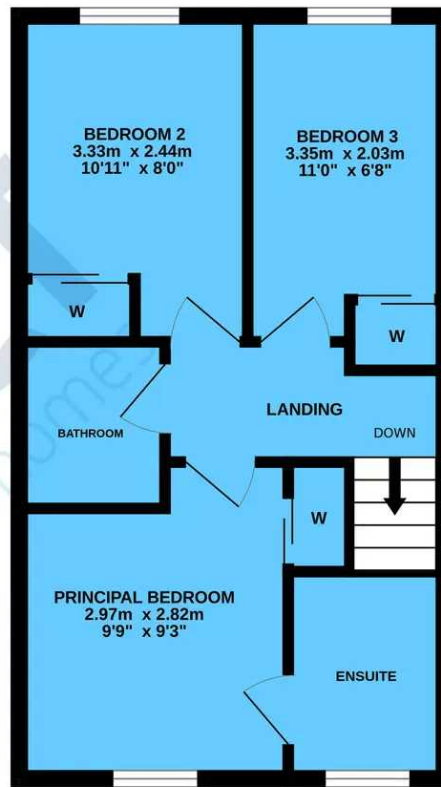
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 79.0 sq.m. (850 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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