



## Pickford View, Pickford Green Lane

Offers In Region Of £650,000

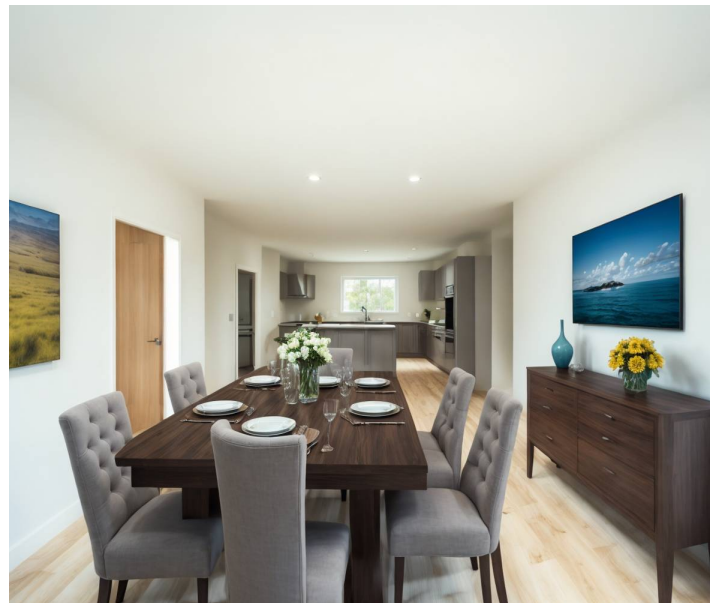






## PROPERTY OVERVIEW

Xact Land & New Homes are delighted to offer this new build family home for sale. Pickford View is a traditionally constructed property set in a semi rural location in between Meriden & Coventry and has good access to the A45 and surrounding Motorway links. This brick built five bedroom detached home benefits from under floor zoned central heating throughout the ground floor. The property comprises of a well defined hallway with wc and access to the family lounge with Bi-fold doors opening to the rear patio area. There is an open plan kitchen/dining area with a feature island and is fitted with bespoke modern units, high quality work surfaces and integrated appliances. The appliances include an eye level oven, ceramic hob, dishwasher, wine cooler, full size fridge/freezer with a special feature of the kitchen/diner being the instant Quooker hot boiling mixer tap. The room also offers the benefit of a snug area located to the rear of the room having Bi folding doors overlooking the rear garden. The utility room is located off the kitchen with access to the rear of the property. The property also has a single well proportioned garage providing a side access and window.







Access to the first floor landing is from the hallway where you will find a family bathroom and five bedrooms, there are four double sized bedrooms, with bedrooms one and two benefiting from en-suite facilities. (bedroom one benefiting from dual sinks).

Outside to the front of the property is a tarmacadam driveway providing generous parking for up to several vehicles. To the rear of the family home is a generous rear garden with patio area and mainly laid to lawn.

#### 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.

Tenure: Freehold

- Five Bedrooms
- Semi Rural Location
- New Build detached family home
- 10 year warranty





#### **HALLWAY**

#### **WC**

#### **LOUNGE**

16' 11" x 11' 3" (5.15m x 3.43m)

#### **KITCHEN/DINING AREA**

19' 2" x 14' 8" (5.83m x 4.46m)

#### **SNUG AREA**

14' 0" x 11' 9" (4.26m x 3.58m)

#### **UTILITY ROOM**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

14' 1" x 11' 9" (4.28m x 3.58m)

#### **EN-SUITE**

#### **BEDROOM TWO**

11' 3" x 11' 1" (3.42m x 3.38m)

#### **EN-SUITE**

#### **BEDROOM THREE**

11' 3" x 9' 7" (3.43m x 2.91m)

#### **BEDROOM FOUR**

13' 1" x 12' 4" (3.99m x 3.75m)

#### **BEDROOM FIVE**

8' 8" x 8' 3" (2.65m x 2.51m)

#### **BATHROOM**

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 222.9 sq.m. = 2399 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

### **GARAGE**

18' 8" x 11' 6" (5.70m x 3.50m)

### **GENEROUS REAR GARDEN**

### **ADDITIONAL INFORMATION**

Services - electricity.

### **MONEY LAUNDERING REGULATIONS**

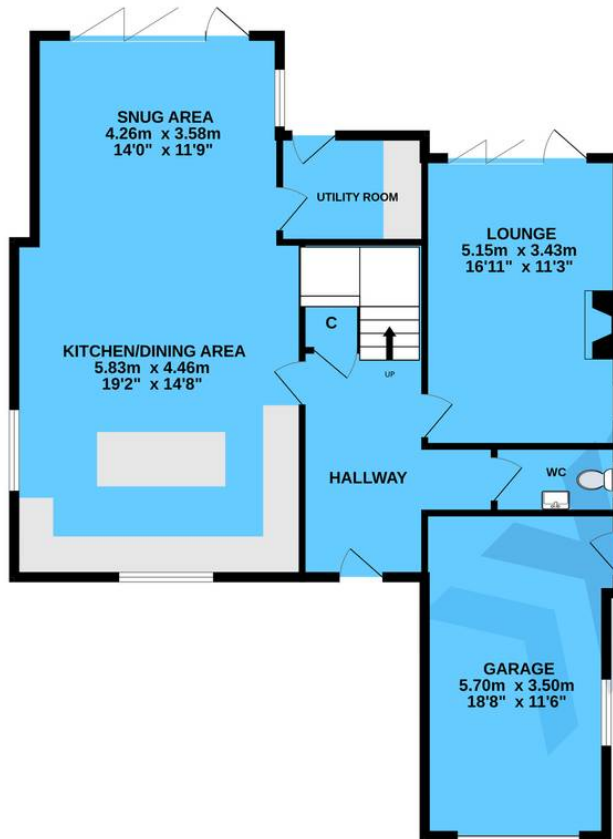
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



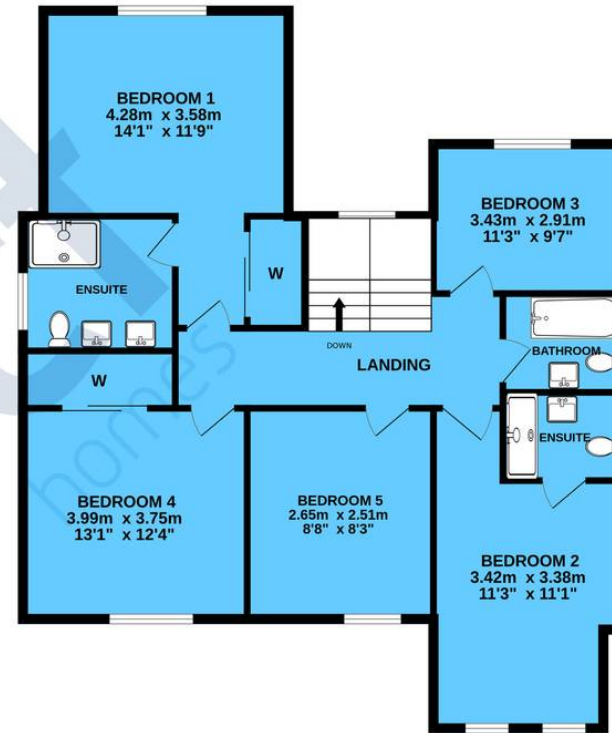




GROUND FLOOR  
118.8 sq.m. (1279 sq.ft.) approx.



1ST FLOOR  
104.1 sq.m. (1121 sq.ft.) approx.



TOTAL FLOOR AREA : 222.9 sq.m. (2399 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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