



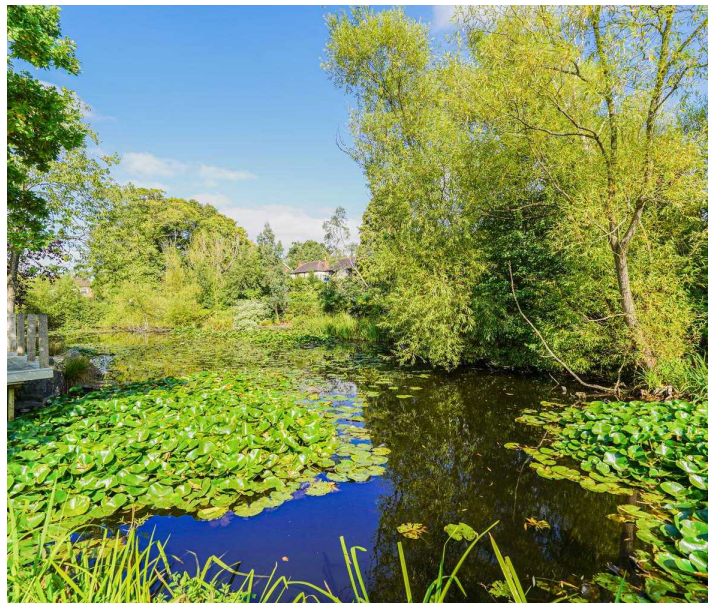
Leymere Close, Meriden

Offers in Region of £895,000



PROPERTY OVERVIEW

This spacious detached house, built in 1996, is located on one of Meriden's most exclusive developments and benefits from a beautiful outlook over the water lily pond to the front of the property. Having been extended by the present owners with a loft conversion, the property now provides 3 x en-suite bedrooms and over 2000 sq ft of living accommodation. The property further benefits from premium quality fixtures and fittings such as black granite work surfaces in the kitchen, porcelain tiled flooring, Porcelanosa bathroom suite, herringbone Amtico flooring on the ground floor and a marble fireplace with granite surround in the lounge. In summary the property provides potential purchasers with; canopy porch, wide entrance hallway, lounge, dining room, breakfast kitchen, utility room, study, guest WC, four first floor bedrooms (2 x en-suite), family bathroom with an impressive en-suite bedroom in the converted loft.





Outside the property has a nicely landscaped, private, South facing rear garden, single garage, 2 x car charging points and driveway parking for several vehicles. An outstanding feature of the property is the outlook to the front over a large lily-pond with the owners enjoying the benefit of their own raised decking area overlooking the pond.

Viewing is by prior 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: G

Tenure: Freehold

- Five Bedroom Detached House
- Over 2000 sq ft
- Overlooking Beautiful Lily Pond to the Front
- Open Plan Breakfast Kitchen
- Lounge, Dining Room & Study
- Three En-Suite Bedrooms
- South Facing Rear Garden
- Garage, Driveway Parking & 2 x Electric Car Charging Points
- Raised Decking Overlooking Pond





ENTRANCE HALLWAY

WC

5' 11" x 3' 3" (1.80m x 0.99m)

LOUNGE

18' 3" x 12' 6" (5.56m x 3.81m)

DINING ROOM

12' 6" x 9' 8" (3.81m x 2.95m)

STUDY

17' 5" x 7' 10" (5.31m x 2.39m)

BREAKFAST KITCHEN

24' 3" x 19' 6" (7.39m x 5.94m)

UTILITY

7' 10" x 4' 11" (2.39m x 1.50m)

FIRST FLOOR

BEDROOM ONE

14' 5" x 12' 6" (4.39m x 3.81m)

ENSUITE

9' 10" x 7' 9" (3.00m x 2.36m)

BEDROOM TWO

12' 6" x 11' 10" (3.81m x 3.61m)

ENSUITE

6' 10" x 6' 7" (2.08m x 2.01m)

BEDROOM THREE

16' 7" x 9' 10" (5.05m x 3.00m)

BEDROOM FOUR

15' 3" x 7' 10" (4.65m x 2.39m)

**BATHROOM**

10' 0" x 8' 10" (3.05m x 2.69m)

SECOND FLOOR**BEDROOM FIVE**

19' 8" x 11' 6" (5.99m x 3.51m)

ENSUITE

11' 10" x 8' 4" (3.61m x 2.54m)

OUTSIDE THE PROPERTY**GARAGE**

18' 3" x 8' 4" (5.56m x 2.54m)

TOTAL SQUARE FOOTAGE

231.0 sq.m (2486 sq.ft) approx.

LANDSCAPED GARDEN**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****ITEMS INCLUDED IN THE SALE**

Neff integrated oven, integrated hob, extractor, all carpets, some curtains and blinds, some light fittings, two garden sheds, two car charging points, CCTV, electric garage door and fitted wardrobes in five bedrooms.

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - Sky - fibre optic. Loft space - eaves boarded.

MONEY LAUNDERING REGULATIONS

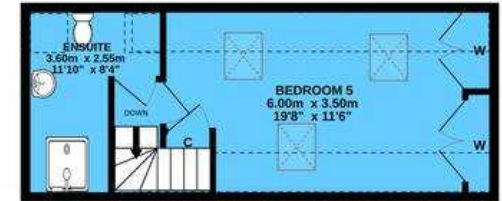
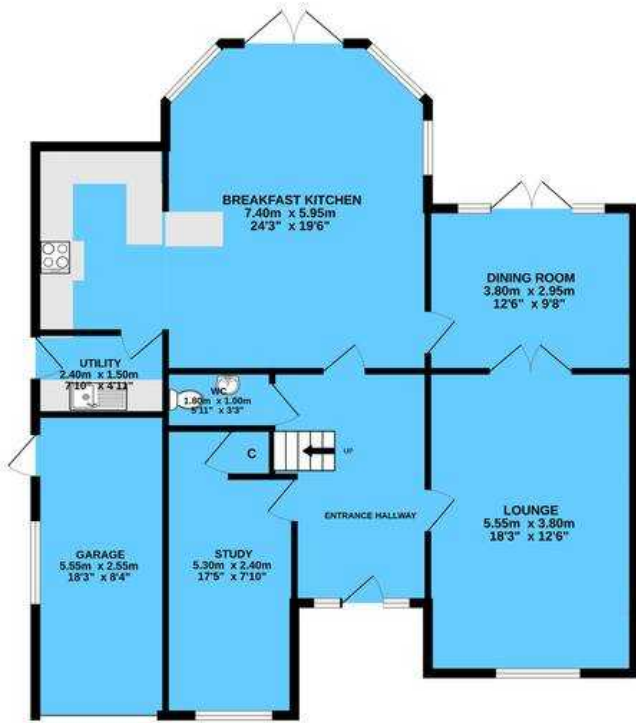
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 231.0 sq.m. (2486 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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