



Eaves Green Park, Meriden
£210,000



PROPERTY OVERVIEW

This two bedroom retirement property (over 55) is located in a semi-rural location on the outskirts of Meriden and is available to purchase with no onward chain. Having been fully refurbished by the present owners over the past two years the property benefits from a newly installed kitchen, bathroom, en-suite shower-room, central heating boiler and UPVC double glazed windows and provides a viable alternative to a bungalow with a ramp to provide wheelchair access if required. In summary the living accommodation provides potential purchasers with:- full width living room, dining room, newly fitted kitchen, guest WC and two bedrooms (principal en-suite).

Outside the property has wrap around gardens to all sides with private parking for 3 vehicles on the pitch.

This is a freehold property with site pitch fees of £203 per month which includes the sewerage charge, the property itself is wholly owned by the occupier.

Such well maintained park homes rarely come to the market and viewing is by 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: A

Tenure: Freehold

- Two Double Bedroom Retirement Park Home
- Newly Fitted Kitchen, Windows, Bathroom & Central Heating Boiler
- Lounge & Dining Area
- En-Suite Principal Bedroom
- Parking for 3 Vehicles
- Ramp to Provide Wheelchair Access
- Wrap Around Garden Patio Area
- Additional Separate Wc
- £203 per Month Site Fee (includes sewerage charge)

**HALLWAY****GUEST WC**

6' 2" x 5' 3" (1.89m x 1.60m)

LIVING ROOM

18' 8" x 11' 3" (5.68m x 3.42m)

DINING ROOM

8' 7" x 7' 5" (2.62m x 2.27m)

KITCHEN

11' 7" x 8' 11" (3.54m x 2.72m)

PRINCIPAL BEDROOM

10' 11" x 9' 1" (3.32m x 2.76m)

ENSUITE

6' 8" x 5' 7" (2.02m x 1.69m)

BEDROOM TWO

9' 5" x 8' 11" (2.87m x 2.73m)

TOTAL SQUARE FOOTAGE

Total floor area: 67.3 sq.m. = 724 sq.ft. approx.

OUTSIDE THE PROPERTY**WRAP AROUND GARDENS TO ALL SIDES****PRIVATE PARKING FOR 3 VEHICLES ON THE PITCH**



ITEMS INCLUDED IN THE SALE

Oven, hob and extractor, all carpets, curtains, blinds and light fittings, fitted wardrobes in bed one, garden shed.

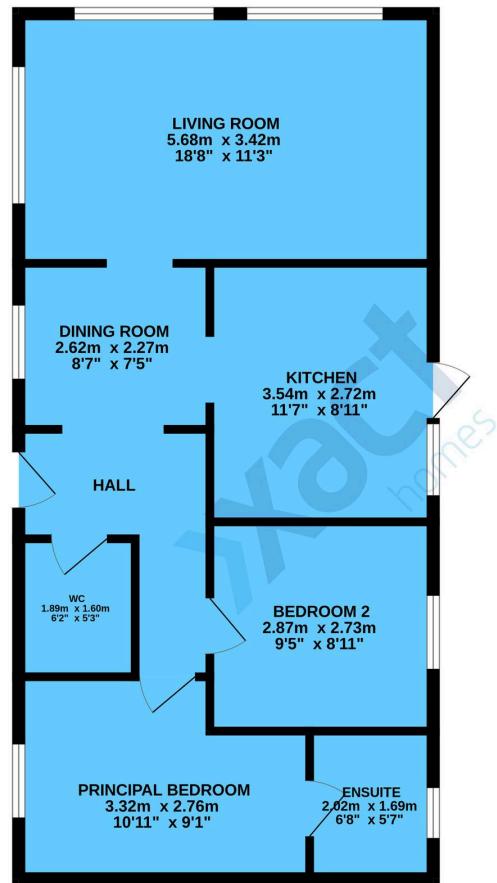
ADDITIONAL INFORMATION

Services – LPG gas, mains electricity and water.
Broadband – EE. Ground Rent – £203.00 per month.
Water chargeable – approx £20.00 per month.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features 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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