





## Property Description

A well presented modern two double bedroom property within a quiet cul-de-sac in an exclusive development. Located within the popular village of Meriden close to local school, shops and amenities. Briefly comprising open plan kitchen / lounge, guest cloakroom, ensuite shower room to master, further bedroom, family bathroom, driveway for cars, generous size south facing garden. VIEWING HIGHLY RECOMMENDED.

## Approach

Shrubs and borders with pathway leading to open canopy porch and front door.

## Entrance Hallway

Door giving access to storage cupboard, door leading to guest cloakroom.

## Guest Cloakroom

Fitted with a suite comprising of low level w/c, wash hand basin with mixer tap, window to the front.

## Open Plan Kitchen / Lounge

21' 3" x 13' ( 6.48m x 3.96m )

Fitted with a range of base and wall mounted units with complimentary work surfaces, sink and drainer unit with mixer tap, integrated oven with hob and cooker hood over, space for dishwasher, space for fridge freezer.

## Lounge Area

French doors overlooking and leading to garden, full length windows to the rear.

## First Floor Landing

Staircase rising from kitchen / lounge area, radiator, doors giving access to both bedrooms and family bathroom.

## Master Bedroom

10' 2" x 9' 9" ( 3.10m x 2.97m )

Window to the rear overlooking garden, radiator, door leading through to en suite.

## Ensuite

Fitted with a white suite comprising of low level w/c, wash hand basin with mixer tap, shower unit with shower fitted, wall mounted towel rail, wall mounted vanity unit.

## Bedroom Two

13' Max x 8' 1" ( 3.96m Max x 2.46m )

Two windows to the front.

## Family Bathroom

Fitted with a white suite comprising of w/c, wash hand basin with mixer tap, bath, mirrored vanity unit, heated towel rail.

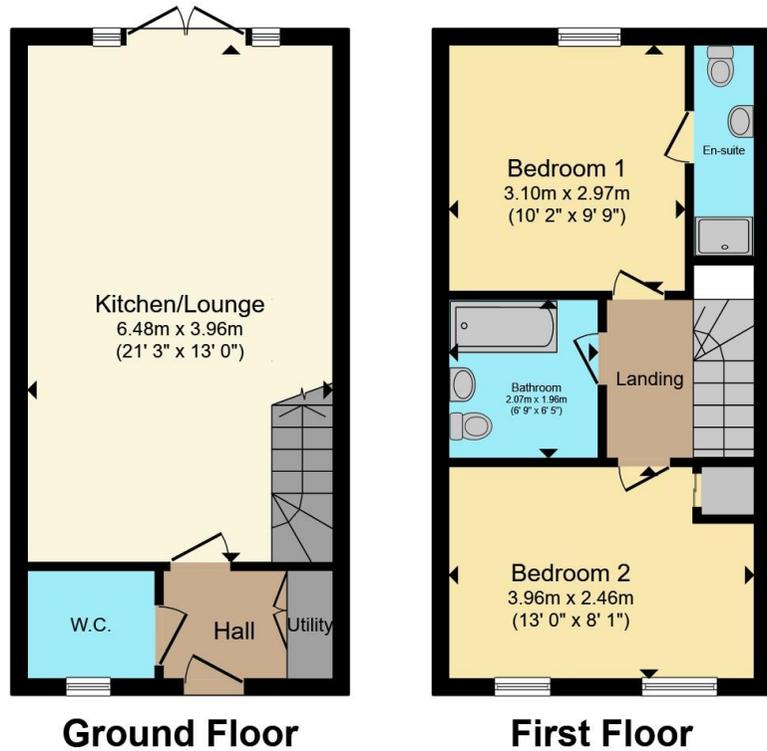
## Outside

Driveway providing two parking spaces to the side and gated side access through to good sized south facing lawned garden with large patio and enclosed wooden fence.

## Agents Note

Bromford have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 29% share and the remaining 71% share of the property from Bromford to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold, service charges may apply. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.





Total floor area 66.0 m<sup>2</sup> (710 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Atkinson Stilgoe on

**T 01676 535234**  
**E [info@atkinsonstilgoe.co.uk](mailto:info@atkinsonstilgoe.co.uk)**

150 Station Road Balsall Common  
 Solihull CV7 7FF

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [atkinsonstilgoe.co.uk/Property/BAL106683](http://atkinsonstilgoe.co.uk/Property/BAL106683)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.atkinsonstilgoe.com](http://www.atkinsonstilgoe.com) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BAL106683 - 0002