

Yew Tree Cottage Back Lane, Meriden, CV7 7LD
£1,100 Per Calendar Month

BEAUTIFUL COTTAGE... FOUR BEDROOMS... LARGE LIVING ROOM WITH LOG BURNER... RURAL VIEWS TO THE FRONT AND REAR... A fantastic opportunity to rent a beautiful cottage on the outskirts of Meriden and Coventry with rural views to the front and rear, this lovely property needs to be viewed to appreciate the potential and what is being offered for rent. Briefly comprising of large living room with log burner, open plan dining room and kitchen, utility room, four bedrooms, family bathroom and rural views to the front and rear elevations. To the side elevation, the garage has been converted and can be used as the fourth bedroom with shower room. No Pets. No Smokers.

Front Garden

Laid mainly to gravel providing off road parking accessed via a dropped kerb. There is access into the annexe and under the storm porch leading to the front door and into the:

Living Room

18'4 x 15'3 (5.59m x 4.65m)

Having a PVCu double glazed bay window to the front elevation, window seat beneath, feature exposed brick fireplace with log burner installed, stairs off to the first floor and double French doors that lead to the:

Dining Room

10'6 x 10'2 (3.20m x 3.10m)

Having double glazed French doors to the courtyard area, opening to the kitchen area and door that leads to the:

Utility Room

8'5 x 6' (2.57m x 1.83m)

Having a double glazed timber glazed door that leads to the side elevation, larder unit and work surface with space and plumbing for a washing machine, tumble dryer or larder fridge.

Kitchen

11'9 9'3 (3.58m 2.82m)

Having double glazed timber window to the rear and side elevations, a range of cottage style wall, base, drawer and display units with roll top work surface over, space for a under counter fridge, space and plumbing for a washing machine or dishwasher, integrated oven with four ring hob and extractor over and tiling to all splash prone areas.

First Floor Landing

Having access to the loft area and doors leading off to:

Bedroom One

18'9 x 9'3 (5.72m x 2.82m)

Having a double glazed window to the rear elevation. There is also a door that leads to the:

Bedroom One Walk-In Wardrobe (en-suite)

(Not Measured) Having a double glazed window to the side elevation. (Currently being used as a walk-in wardrobe however plumbing is accessible for an easy en-suite installation).

Bedroom Two

15'2 x 11'10 (4.62m x 3.61m)

Having a PVCu double glazed window to the front elevation and cast iron feature fireplace.

Bedroom Three

10'4 x 6' (3.15m x 1.83m)

Having a double glazed window to the rear elevation.

Family Bathroom

10'6 x 4'5 (3.20m x 1.35m)

Having a double obscure glazed window to the side elevation, corner bath with shower over, low level flush WC, vanity wash hand basin and tiling to all splash prone areas.

Rear Garden

Having paved patio area with steps that lead to the garden area which is mainly laid to turf with mature planted borders and beautiful rural views to the rear over fields.

Annexe

The garage has been converted into a small studio apartment providing a small income in the past. In need of some small renovations but wouldn't take much to put back again. Perfect for an income or family member. Briefly comprising of:

Kitchen Area

7'10 x 5'2 (2.39m x 1.57m)

Having plumbing available for a kitchen / washing machine with tiling to splash prone areas and door leading off to the:

Shower Room

6'3 x 3'7 (1.91m x 1.09m)

Having walk-in shower enclosure, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Living Area

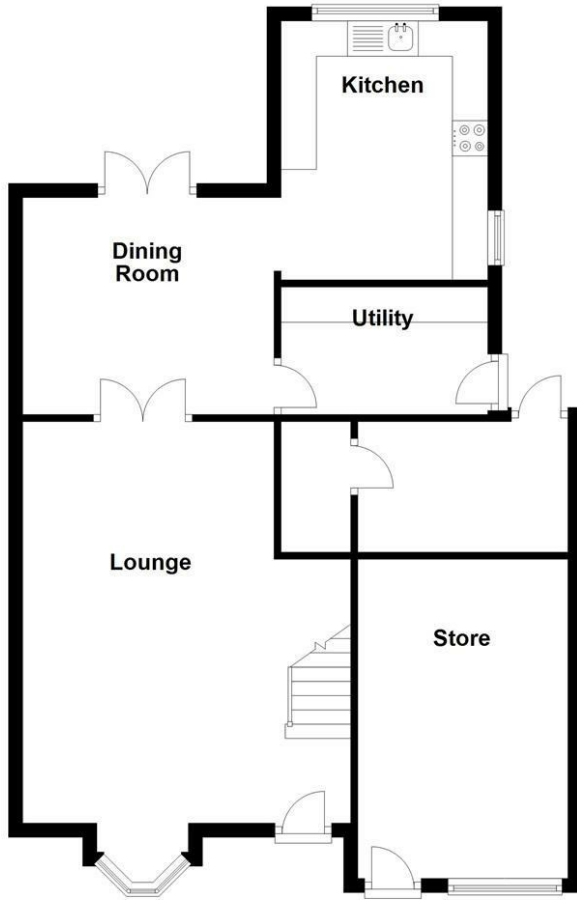
13'3 x 7'9 (4.04m x 2.36m)

Having a double glazed timber door and picture window to the side to the front elevation and door to the kitchen. There is also eaves storage.

Floor Plan

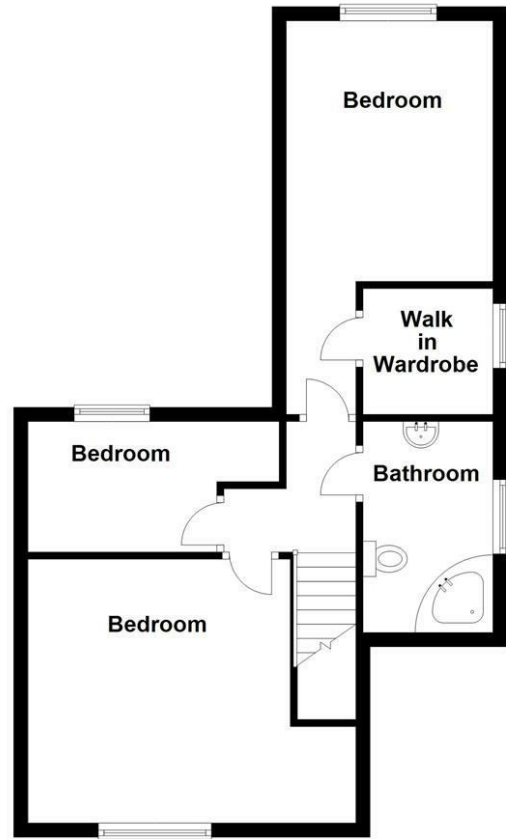
Ground Floor

Approx. 75.0 sq. metres (806.8 sq. feet)



First Floor

Approx. 48.8 sq. metres (524.9 sq. feet)

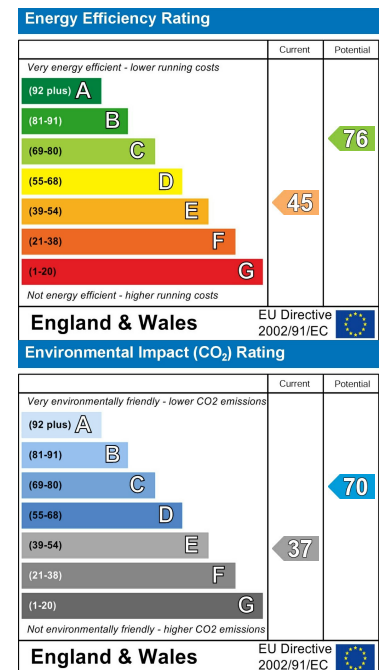


Total area: approx. 123.7 sq. metres (1331.8 sq. feet)

Area Map



Energy Efficiency Graph



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