





Property Description

A beautiful character cottage situated in the heart of Meriden Village, with good access to Birmingham NEC, International Airport, all motorway links yet close to countryside walks, shops schools and amenities. Immaculately presented property briefly comprises of lounge with log burner, living/dining/kitchen with appliances, two bedrooms and shower room. In addition there is a fabulous landscaped garden with lovely summerhouse, green house, log store, trees and shrubs, lawned area and gated access.

Approach

Front door leads into lounge

Lounge

12' x 11' 8" (3.66m x 3.56m)

Upvc double glazed window to the front, feature fire place with log burner fitted into chimney breast, Karndean flooring, door through to

Dining / Kitchen

15' 3" x 10' 8" (4.65m x 3.25m)

Fitted with a shaker style range of base and wall mounted units having wine rack, corner carousel, complementary work surfaces, sink and drainer unit with mixer tap, built in fridge freezer, Stoves cooker hood with Stoves dual fuel double oven and grill, space and plumbing for automatic washing machine, under stairs storage units, space for dining table, sofa, French doors to the rear overlooking and leading to garden, Velux window, continuation of Karndean flooring.

Bedroom One

12' maximum x 9' 4" plus door recess (3.66m maximum x 2.84m plus door recess)

Ornate feature fire place, Upvc double glazed window to the front.

Bedroom Two

9' 3" x 6' 2" (2.82m x 1.88m)

Window to the rear with views over garden, storage cupboard housing Worcester Bosch central heating boiler, wood effect flooring.

Family Bathroom

Fitted with a white suite comprising low level W/C, wash hand basin with mixer tap fitted into vanity unit with illuminated cosmetics cabinet, shower cubicle with mains head shower fitted, heated towel rail

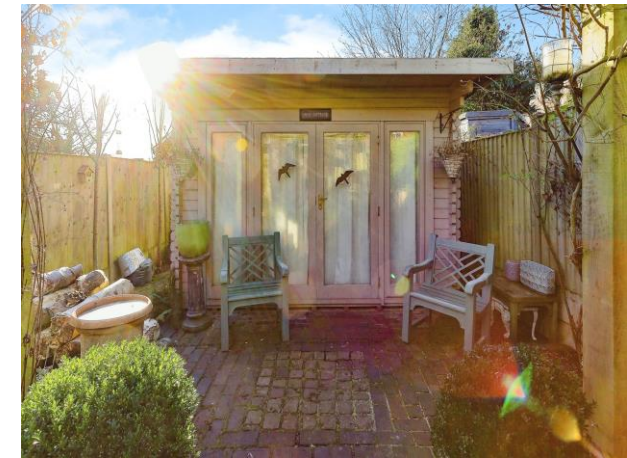
Rear Garden

Good size beautiful cottage style rear garden having mature shrubs and borders, stained glass domed pergola, large summer house suitable for office with light and power, large feature circle patio area, ornamental pond and garden shed, large log store, cold water tap.

Agents Note

There is a right of way for neighbour's access.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

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Tenure: Freehold



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