





## Property Description

Holly acre a beautiful detached dormer bungalow situated in an idyllic semi-rural location just off Back Lane Meriden set in approximately a third of an acre of stunning grounds close to open countryside, beautiful walks, local farm shop, close to train stations, shops, schools, amenities and all and major motorway links and Birmingham international airport. The property offers flexible accommodation to include impressive reception hallway, large dining kitchen, lounge with open fire, two double bedrooms to the ground floor, en-suite, guest cloakroom and a boot room, two further double bedrooms and bathroom to the first floor, outside there is a detached double garage with large store to the rear and utility to the side, generous driveway offering parking for several vehicles, glorious gardens having extensive lawn and a wealth of beautiful flowers, summer house, vegetable plot and mature trees. NO CHAIN

## Approach

Five bar gate leads to extensive driveway in turn leading to open canopy porch leading through to:

## Reception Hallway

Staircase rising to the first-floor landing under stairs storage cupboard door through to:

## Guest Cloakroom

Fitted with a white suite comprising of low lover WC, wash hand basin, obscure glazed window to the side.

## Dining Kitchen

18' 3" x 17' 8" ( 5.56m x 5.38m )

Fitted with an extensive range of shaker style base and wall mounted units incorporating drawer units, large central Island unit, a range of appliances to include gas hob with cooker hood above, double oven and grill, fridge freezer and dishwasher, ample space for large dining table, wall mounted TV aerial point, patio doors and window overlooking and leading to garden, door through to:

## Boot Room

10' 8" x 8' 4" ( 3.25m x 2.54m )

With door to the side leading to garden, window to the side and built in storage units.

## Lounge

15' 6" x 12' ( 4.72m x 3.66m )

With open feature fireplace, two windows to the side, French doors to the rear overlooking and leading to garden.

## Ground Floor Bedroom One

13' 1" x 12' 9" ( 3.99m x 3.89m )

With windows to the front and side, door through to:

## Ensuite

Fitted with a white suite comprising low level WC, wash hand basin fitted into vanity unit, shower cubicle and window to the side.

## Bedroom Two

14' 4" x 11' 3" ( 4.37m x 3.43m )

Currently used as craft room / study having dual aspect windows to the front and side, built in wardrobes.

## First Floor Landing

Staircase rising from the hallway door through to:

## Bedroom Three

15' 4" maximum x 12' 2" maximum ( 4.67m maximum x 3.71m maximum )

Double glazed window to the rear double wardrobe providing hanging and shelving space, storage into eaves.

## Bedroom Four

15' 3" x 9' 11" ( 4.65m x 3.02m )

Double glazed window to the rear, storage into eaves.

## Family Bathroom

Fitted with a white suite comprising of bath with shower over, low-level WC, heated towel rail, wash hand basin set into vanity unit and window to the rear elevation.

## Outside

### Detached Double Garage

18' 10" x 17' 5" ( 5.74m x 5.31m )

Fitted with remote control roller shutter door, storage cupboards to one wall, light and power, door to the rear through to:

### Large Storage Room

13' x 11' 6" ( 3.96m x 3.51m )

With double doors to the rear.

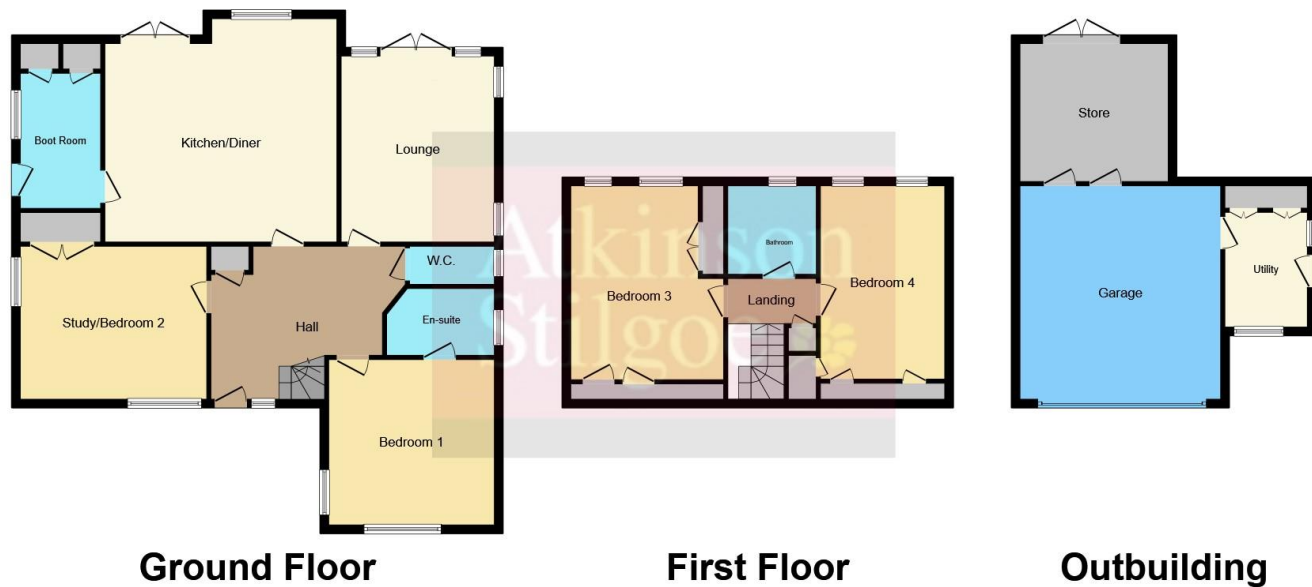
## Utility Room

Having integral door from the garage, further door to garden, window to the front, built in cupboards and storage, housing central heating boiler.









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**EPC Rating: Awaiting**

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Tenure: Freehold



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