





Property Description

An extended and surprisingly spacious three bedroom family home that must be viewed to be appreciated. Offering a fantastic opportunity for buyers to move to the highly sought after area of Meriden, putting them in the heart of the village and close to schools, transport links and many local amenities. Briefly comprising entrance dining room, living room, kitchen diner, three good sized double bedrooms, family bathroom, large garage, guest cloak room and private driveway for two cars to the rear.

Approach

Set back from the road with a large, private front garden with pathway leading to porch.

Entrance Porch

Front door leads through to:

Dining Room

12' 11" x 12' 8" To understairs (3.94m x 3.86m To understairs)

Having ample space for dining table, large window to the front, staircase rising to the first floor, wood flooring, door through to lounge and further door through to kitchen diner :

Lounge

12' 11" x 12' 10" (3.94m x 3.91m)

Feature fireplace with electric fire, two windows to the rear overlooking garden.

Kitchen / Diner

24' 9" x 8' 3" (7.54m x 2.51m)

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, space for electric Range oven with cooker hood above, appliances to include integrated dishwasher, under counter fridge and freezer, breakfast bar, door to the front and French doors to the rear overlooking and leading to garden, further door through to garage and guest cloakroom.

Landing

Staircase rising from the dining room, airing cupboard housing central heating boiler, loft hatch giving access to roof space.

Master Bedroom

12' 11" Max x 12' 11" Max (3.94m Max x 3.94m Max)

Having built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Bedroom Two

12' 11" x 9' 6" (3.94m x 2.90m)

Having built-in wardrobes providing hanging and shelving space, window to the front.

Bedroom Three

10' 10" Max x 9' 1" Max (3.30m Max x 2.77m Max)

Window to the rear.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin, bath with mixer tap, shower cubicle with electric shower fitted, obscure glazed window to the front.

Outside

Front Of Property

To the front of the property there is a mature garden laid mainly to lawn with mature trees, shrubs and borders and a path leading to the front door and garage.

Rear Of Property

Enclosed rear garden laid to lawn with patio area, with mature shrubs and borders, double gates with hard standing for parking.

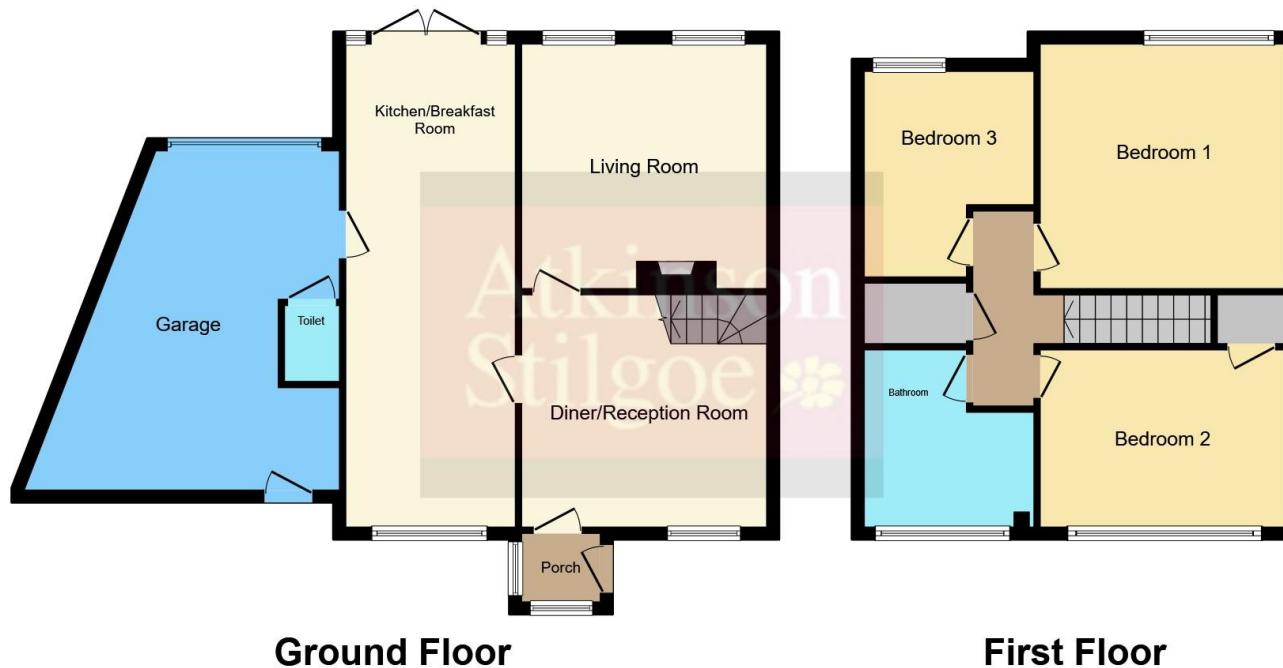
Garage

Access from the rear of the property with up and over door, light and power.

Guest Cloakroom

Fitted with low level WC and wash hand basin.





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.focalagent.com

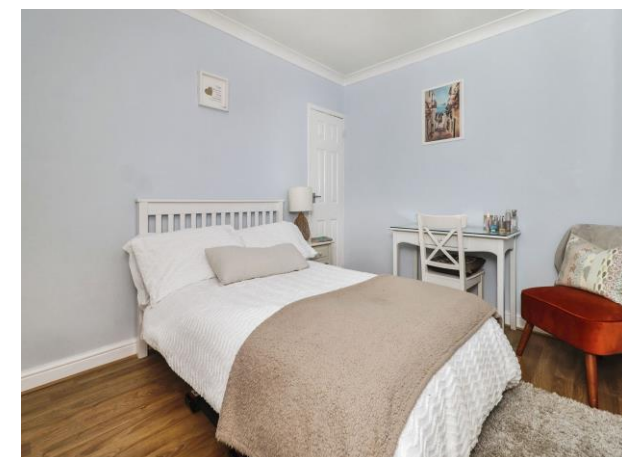
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EPC Rating: D

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Tenure: Freehold



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Property Ref: BAL105710 - 0008