





Property Description

A fantastic and deceptively spacious three bedroom family home in the sought-after Meriden. Offering large rooms throughout, a lovely low maintenance rear garden and a full-sized jacuzzi with it's own dedicated outbuilding. Just half a mile walk from the centre of Meriden, giving access to shops, pubs and Meriden C of E Primary School. Briefly comprising lounge, dining room, breakfast kitchen, utility, three bedrooms and family bathroom, in addition there is a driveway providing off road parking for three cars. No Chain

Approach

Front door leads through to:

Entrance Hall

Lounge

15' 7" x 10' 9" (4.75m x 3.28m)

Light and airy lounge carpeted throughout and window to the front.

Dining Room

18' 7" x 7' 10" (5.66m x 2.39m

Feature fireplace with log burner, laminate flooring, window and French doors to the rear overlooking and leading to garden.

Breakfast Kitchen

22' 5" x 10' 9" Max (6.83m x 3.28m Max)

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer units with mixer tap, appliances to include freestanding electric oven with gas hob and cooker hood above, dishwasher, wine fridge, space for American style fridge freezer and door to the side.

Utility

7' 10" x 6' (2.39m x 1.83m)

Fitted with a range of base and wall mounted units with complementary work surfaces, space and plumbing for automatic washing machine and tumble dryer, central heating boiler and door to the rear leading to garden.

First Floor Landing

Staircase rising from the hallway.

Master Bedroom

11' 1" into wardrobes x 10' 11" (3.38m into wardrobes x 3.33m)

Fitted wardrobes providing hanging and shelving space with additional sideboard and window to the front.

Bedroom Two

13' 3" into wardrobes x 8' 7" (4.04m into wardrobes x 2.62m)

Fitted wardrobes providing hanging and shelving space, wood panelled wall and window to the rear overlooking garden.

Bedroom Three

9' 9" Max x 7' 11" Max (2.97m Max x 2.41m Max)

Fitted wardrobes providing hanging and shelving space and window to the front.

Family Bathroom

Fitted with a suite comprising of low-level WC wash hand basin fitted into vanity unit, bath with mixer taps and shower over, extractor fan and two obscure glaze windows to the rear.

Outside

Front Of Property

To the front of the property, there is a driveway providing parking for three cars with internal side access to rear garden.

Rear Of Property

Private paved rear garden, patio furniture, shed and summer house with jacuzzi.





Ground Floor



First Floor

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: C Council Tax
 Band: C

Tenure: Freehold

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