





Property Description

A spacious three-bedroom detached bungalow with countryside views, a large garden, and exciting potential for modernisation and extension (STPP). Nestled on the edge of the picturesque village of Meriden, this well-proportioned detached property offers a rare opportunity to create your dream home in a sought-after location. Set back from the road behind a deep front garden, the house enjoys open views across rolling countryside and a peaceful, semi-rural atmosphere. With easy access to shops, schools and restaurants, this property benefits from the perfect combination of convenience and rurality. Briefly comprising entrance hallway, guest cloakroom, lounge/diner, kitchen, three bedrooms, and shower room. In addition, there is a driveway providing parking for 3/4 cars, private rear garden and garage. No upward chain.

Approach

Entrance porch leads through to front door in turn leads through to entrance hallway.

Entrance Hallway

Having cupboard providing storage and airing cupboard with shelving, textured glass window to the front.

Guest Cloakroom

Fitted with white suite comprising of low-level WC, wash hand basin fitted into vanity unit, heated towel rail and obscure glazed window to the side.

Lounge / Diner

20' 8" Max x 17' 1" Max (6.30m Max x 5.21m Max)

Window to the side, feature fireplace with electric fire fitted, patio doors overlooking and leading to garden.

Kitchen

17' 3" x 8' 9" (5.26m x 2.67m)

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include electric oven and grill with flooring gas hob and cooker hood above, space and plumbing for dishwasher, space for fridge freezer, window to the rear overlooking garden and door to side passage.

Bedroom One

12' 2" x 10' 8" (3.71m x 3.25m)

Having two sets of wardrobes providing hanging and shelving space and window to the front.

Bedroom Two

11' 11" x 8' 11" (3.63m x 2.72m)

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

Bedroom Three

12' 10" x 7' 5" (3.91m x 2.26m)

Fitted wardrobes providing hanging and shelving space and window to the rear overlooking garden.

Shower Room

Fitted with a white sweet comprising of low-level WC, wash hand basin with mixer tap, shower cubicle with electric shower fitted and obscure glazed window to the side.

Lean To

Space and plumbing for automatic washing machine and tumble dryer.

Outside

Rear Garden

Private enclosed rear garden laid mainly to lawn with paved patio area, feature pond, shed, greenhouse, mature shrubs and borders with beautiful views of the countryside.

Front Of Property

To the front of the property, there is a driveway providing off-road parking for 3/4 cars with turning point and giving direct access to garage, side access to rear garden.

Garage

Up and over door.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





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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150 Station Road Balsall Common
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EPC Rating: Council Tax
 Awaited Band: E

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Tenure: Freehold



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