



Letitia Avenue, Meriden, CV7 7SG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Originally bought house as new. Moved due to excellent quality of the build and the views of the field and quieter area with the property being tucked away at the end of the estate. Very few cars/people pass by daily and the rear garden is a sun trap, south facing whilst the front enjoys evening sunsets that shine straight into lounge.

Lovely community, very quiet tucked at the end of the estate. Friendly neighbours. Only cars passing are to the neighbouring properties.

Perfect place to raise a family. Safe quiet area with fresh air, play areas nearby and the Lyon's Father Christmas sleigh visits every year! There are also seasonal community activities held in the village centre. Stars are visible in the night sky due to the lack of light pollution and nature frequently visits the garden from little birds to wild hedgehogs.

Local schools, transport links (bus, rail, motorway, post office.) Solihull, Cov and resorts world nearby.

Countryside views, countryside walks all on the doorstep, local farm shop and village duck pond is within walking distance.

10 year old property, plenty of space throughout and large bedrooms. The accommodation is spread over three floors, offering a larger overall square footage. Lots of light enters the property from all angles from all windows, French doors and several sky lights. Nice bright and spacious kitchen, perfect for cooking family meals and a space for a breakfast area/sofa/small dining table plus the second reception room was used as a formal dining space. With five bedrooms and two reception rooms across three floors there is plenty of scope on how to utilise each of the spaces.

Spacious triple aspect lounge which opens up to the rear garden, lovely in the summer with the French doors leading out to the patio areas. The French doors at the end of both the lounge and kitchen are perfect for indoor/outdoor dining and barbecues!

ABS security locks throughout. Light privacy film on all windows and French doors.





Key Features

- No Onward Chain
- Views Over Open Fields to the Front
- Two En-Suites
- Utility
- Up & Over Double Garage with Driveway
- Superb Corner Plot
- Master Bedroom with Dressing Room
- Two Reception Rooms
- Approx. Total Floor Area 165 Sq. M.

**Offers Over
£585,000**





Approx. Gross Internal Floor Area 1796 sq. ft / 167.03 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



EPC Rating - C

Tenure - Freehold

Council Tax Band - G

Local Authority
Solihull Metropolitan Borough Council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a viewing on this property please call 01789 333466

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



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