



Arden Close, Meriden

Offers in Region of £335,000





PROPERTY OVERVIEW

Located in a quiet cul-de-sac close to the centre of Meriden and its amenities is this well presented three bedroom semi-detached property which provides deceptively spacious living accommodation and is available to purchase with no onward chain.

Being modernised throughout the property provides potential purchasers:- enclosed porch, entrance hallway, open plan living / dining / kitchen, three genuine double bedrooms and family bathroom. Outside there is a private rear garden which is mainly lawn with a decked patio area, garden shed and a single garage with driveway parking to the front of the property.

Viewing is by appointment with Xact on 01676 534 411.



PROPERTY LOCATION

Meriden village is located at the heart of England and comprises of a small village enjoying a semi-rural atmosphere with local shops, hotels, restaurants and inns. Meriden is surrounded by open countryside, yet is well placed for access to Solihull, Coventry and Birmingham with fast routes to the N.E.C., motorway system, Birmingham International Airport and Railway Station.



Council Tax band: D

Tenure: Freehold

- Three Bedroom Semi-Detached
- Well Presented & Maintained
- Open Plan Living / Dining / Kitchen
- Three Genuine Double Bedrooms
- Garage & Driveway Parking
- Quiet Cul-de-Sac Location
- Low Maintenance Rear Garden





ENCLOSED PORCH

ENTRANCE HALL

LIVING ROOM

13' 9" x 10' 0" (4.19m x 3.05m)

DINING ROOM

10' 4" x 10' 0" (3.15m x 3.05m)

KITCHEN

11' 2" x 10' 0" (3.40m x 3.05m)

FIRST FLOOR

MASTER BEDROOM

13' 10" x 9' 10" (4.22m x 3.00m)

BEDROOM TWO

11' 2" x 10' 9" (3.40m x 3.28m)

BEDROOM THREE

10' 0" x 10' 0" (3.05m x 3.05m)

BATHROOM

OUTSIDE THE PROPERTY

GARAGE

NORTH FACING GARDEN



**ITEMS INCLUDED IN THE SALE**

Integrated oven, Integrated hob, extractor, dishwasher, all carpets, all curtains, all blinds. all light fittings and garden shed.

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: BT Fibre-Optic. Loft Space: boarded with ladder and lighting

MONEY LAUNDERING REGULATIONS

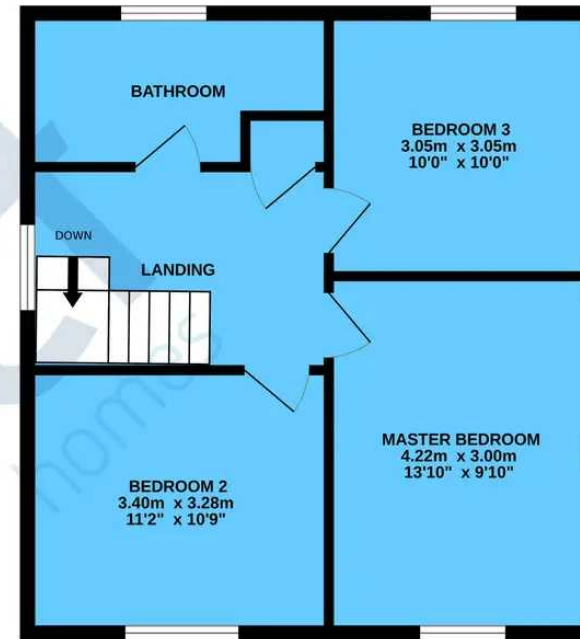
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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