



Beaufoy Close, Meriden

Guide Price £385,000





PROPERTY OVERVIEW

This beautifully presented three bedroom mews property is just over 3 years old and retains the balance of the new build guarantee. Being luxuriously fitted out with underfloor heating across the whole of the ground floor, Porcelanosa tiles in the bathrooms and having views over open fields to the rear the property provides a ready to move in to home within walking distance of Meriden village centre. In summary the property provides potential purchasers with:- entrance hallway, lounge, full width breakfast kitchen with integrated appliances, guest WC, three bedrooms (principal with en-suite) and a family bathroom.

Outside the property has two allocated parking spaces and to the rear there is a nicely landscaped garden overlooking open fields. There is also a communal back gate entrance to the property and an alarm.

Viewing is by appointment only 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 Mews
- Beautifully Presented Throughout
- Underfloor Heating (Ground Floor)
- Full Width Breakfast Kitchen
- Overlooking Open Fields to the Rear
- En-Suite Principal Bedroom
- Less Than 4 Years Old / Still Under New Build Guarantee
- Two Allocated Parking Spaces





ENTRANCE HALLWAY

WC

LOUNGE

11' 3" x 10' 1" (3.44m x 3.08m)

BREAKFAST KITCHEN

23' 4" x 9' 9" (7.12m x 2.98m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 9" x 9' 11" (3.58m x 3.03m)

ENSUITE

BEDROOM TWO

11' 9" x 9' 9" (3.59m x 2.96m)

BEDROOM THREE

9' 11" x 7' 0" (3.03m x 2.14m)

BATHROOM

TOTAL SQUARE FOOTAGE

Total floor area: 88.0 sq.m. = 947 sq.ft. approx.

OUTSIDE THE PROPERTY

TWO ALLOCATED PARKING SPACES

NICELY LANDSCAPED REAR GARDEN



**ITEMS INCLUDED IN SALE**

Neff integrated oven, Neff microwave, fridge freezer, dishwasher, washing machine, all carpets, some curtains, all blinds, fitted wardrobes in two bedrooms, some light fittings and underfloor heating downstairs.

ADDITIONAL INFORMATION

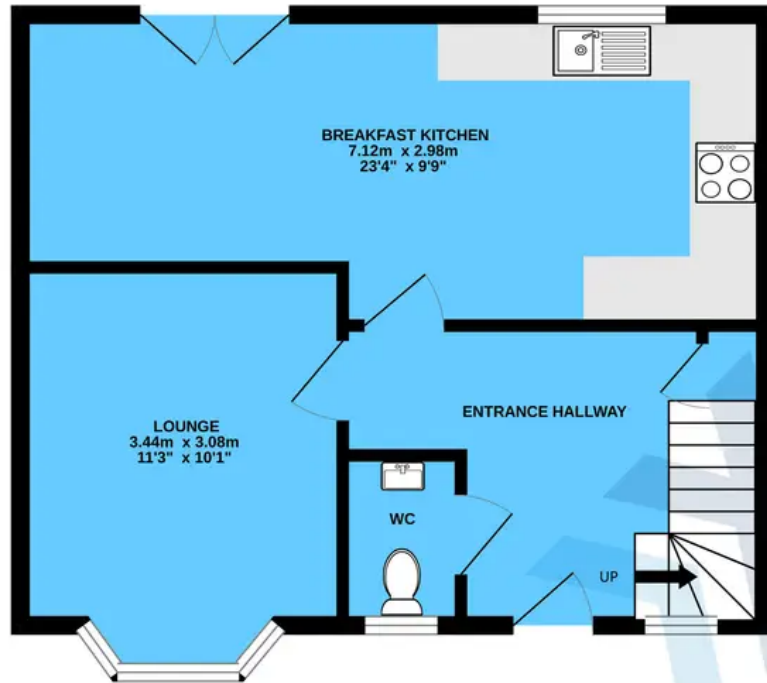
Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - partially boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

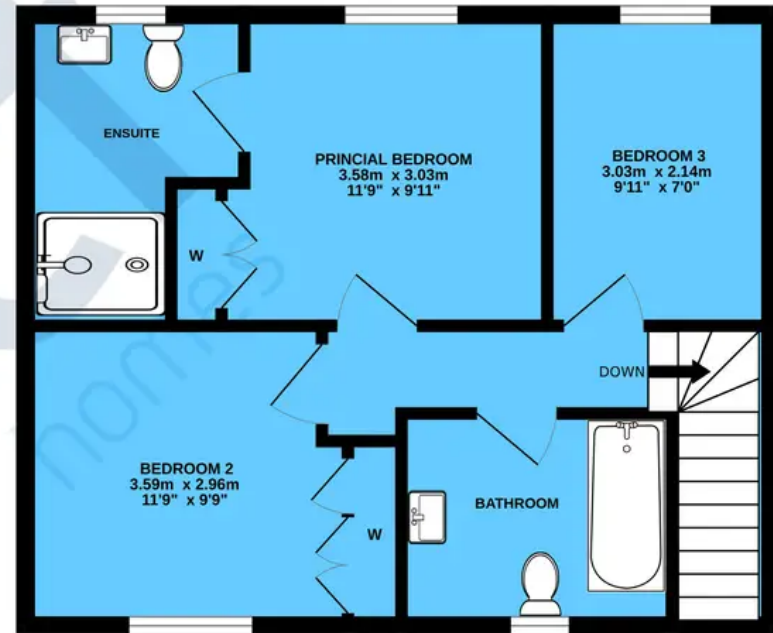
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 88.0 sq.m. (947 sq.ft.) approx.

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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