



Back Lane, Meriden

Offers in Region of £639,950





PROPERTY OVERVIEW

Located midway between Berkswell & Meriden and with views over open countryside to the front of the property is this spacious dormer bungalow which is available to purchase with no onward chain. Having been well maintained by the current owner the property benefits from UPVC double glazing, re-fitted kitchen with integrated appliances and a modern shower room with further scope for extension if required. In summary the accommodation provides potential purchasers with:- entrance hallway, large living room, breakfast kitchen with feature island & integrated Miele appliances, two ground floor bedrooms and a shower room. To the first floor is a double bedroom and a loft storage area providing potential for conversion to bedroom 4 / study.



Outside the property has driveway parking for several vehicles, a tandem garage and very generous established rear garden.

Viewing is strictly by appointment with Xact on 01676 534 411.



PROPERTY LOCATION

Meriden village is located at the heart of England, 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: E

Tenure: Freehold

- Rural Three Bedroom Link Detached Bungalow
- No Onward Chain
- Re-Fitted Breakfast Kitchen & Shower room
- Views Over Open Countryside
- Potential to Extend / Re-Model
- Large Rear Garden
- Garage & Driveway Parking

ENTRANCE HALLWAY

LIVING ROOM

15' 11" x 12' 10" (4.85m x 3.91m)

BREAKFAST KITCHEN

15' 11" x 14' 11" (4.85m x 4.55m)

BEDROOM ONE

13' 11" x 11' 10" (4.24m x 3.61m)

BEDROOM TWO

10' 6" x 9' 10" (3.20m x 3.00m)

SHOWER ROOM

6' 7" x 5' 11" (2.01m x 1.80m)





FIRST FLOOR

BEDROOM THREE/STUDY

13' 9" x 10' 8" (4.19m x 3.25m)

LOFT SPACE

10' 8" x 8' 10" (3.25m x 2.69m)

OUTSIDE THE PROPERTY

GARAGE

20' 2" x 8' 0" (6.15m x 2.44m)

WC

TOTAL SQUARE FOOTAGE

117 sq.m (1259 sq.ft) approx.

ESTABLISHED REAR GARDEN

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

Miele integrated oven, integrated hob, extractor, Miele microwave, fridge, dishwasher, washing machine, all carpets, curtains, blinds and light fittings and garden shed.

ADDITIONAL INFORMATION

Services - water meter, mains gas and electricity and septic tank. Broadband - PlusNet - fibre optic.

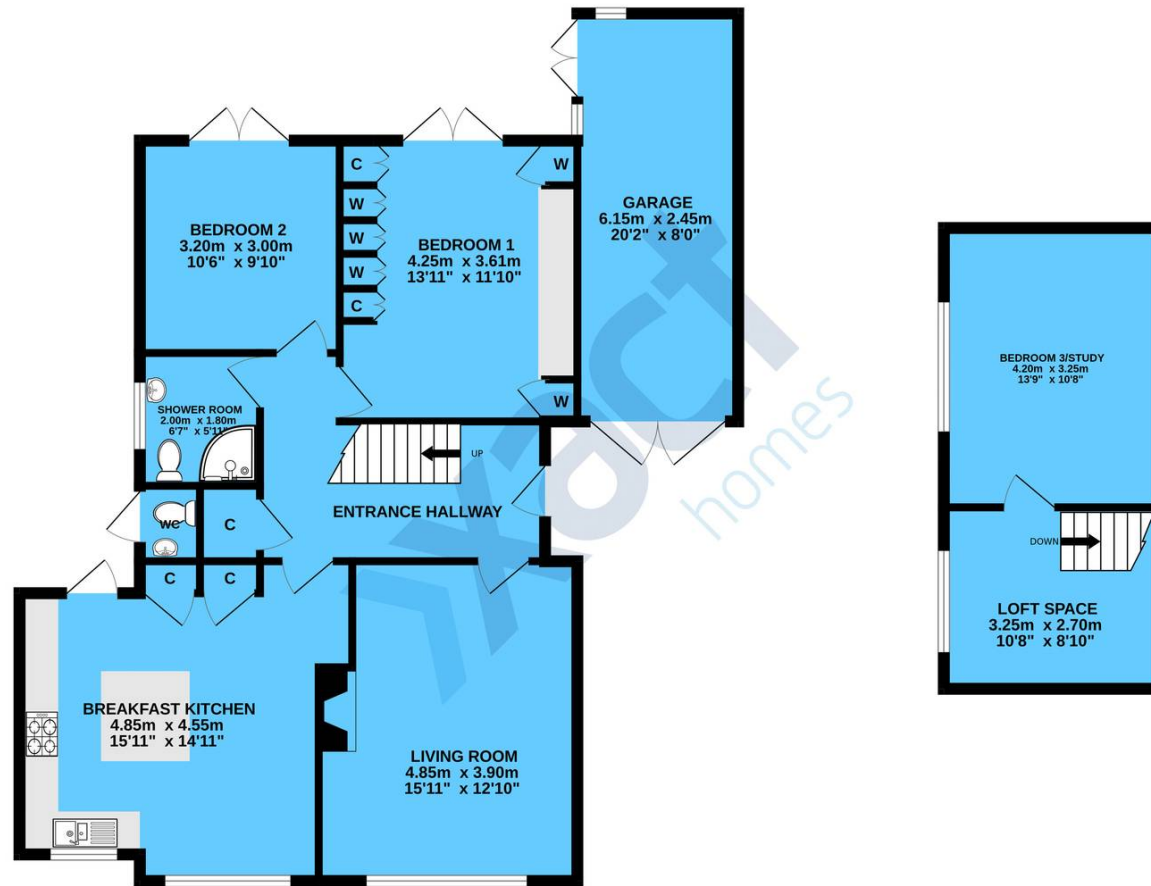
MONEY LAUNDERING REGULATIONS

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 : 117.0 sq.m. (1259 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.
Made with Metropix ©2024

Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

