



Fillongley Road, Meriden

Guide Price £415,000



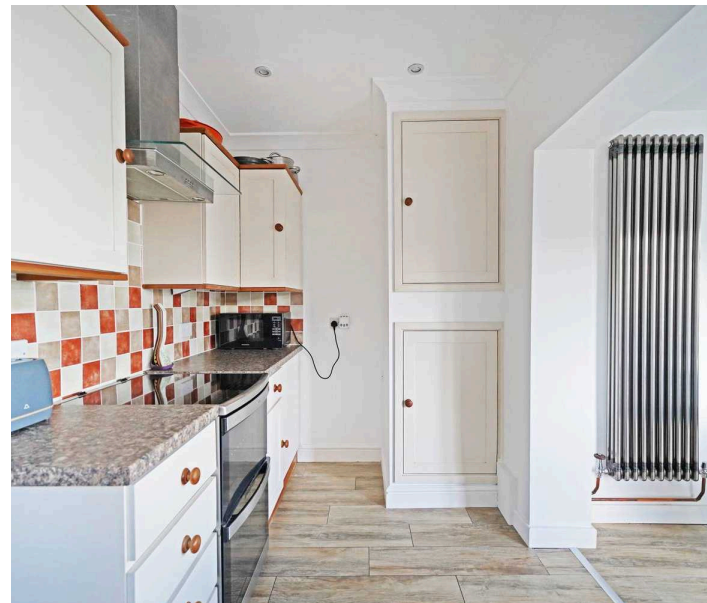
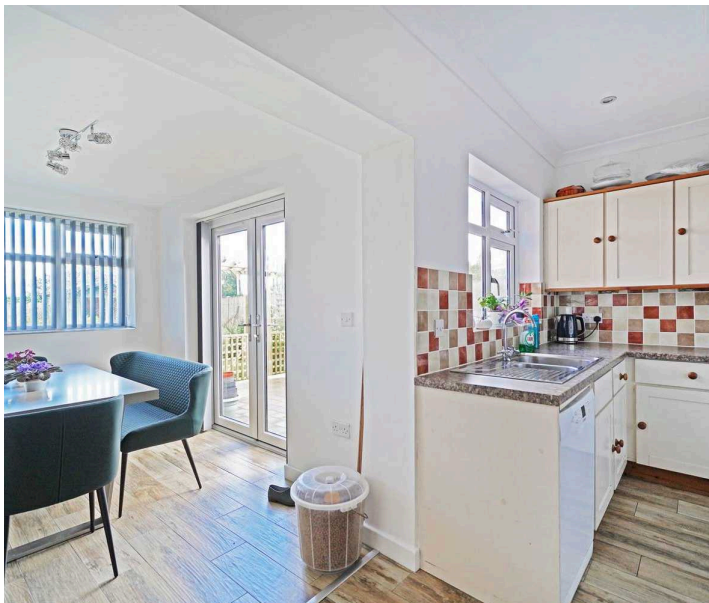


PROPERTY OVERVIEW

This traditional, extended three bedroom semi-detached home is located on the outskirts of Meriden and benefits from views over open fields to the front & rear. Having been significantly extended and refurbished by the present owners the property offers a ready to move into home which provides potential purchasers with:- large lounge / dining room, extended breakfast kitchen, ground floor en-suite bedroom, guest WC, two first floor bedrooms and a re-fitted family bathroom.

Outside the property benefits from a good size rear garden including a storage shed, summer house & greenhouse with driveway parking to the front.

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



- Extended Three Bedroom Semi-Detached
- Well Presented Throughout
- Breakfast Kitchen
- Large Lounge/Dining Room
- En-Suite Ground Floor Double Bedroom
- Two First Floor Double Bedrooms
- Re-Fitted Bathroom
- Good Size Garden with Shed, Summer House & Greenhouse
- Driveway Parking



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: C

Tenure: Freehold

HALL

WC

7' 10" x 4' 3" (2.39m x 1.30m)

LOUNGE/DINING ROOM

22' 4" x 13' 9" (6.81m x 4.19m)

BREAKFAST KITCHEN

16' 9" x 16' 1" (5.11m x 4.90m)

BEDROOM THREE

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

ENSUITE

7' 7" x 4' 3" (2.31m x 1.30m)

FIRST FLOOR

BEDROOM ONE

13' 7" x 12' 0" (4.14m x 3.66m)

BEDROOM TWO

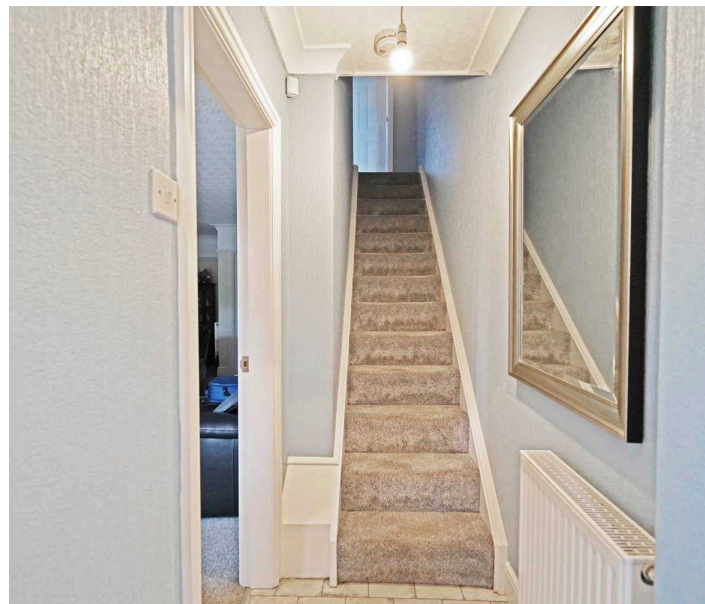
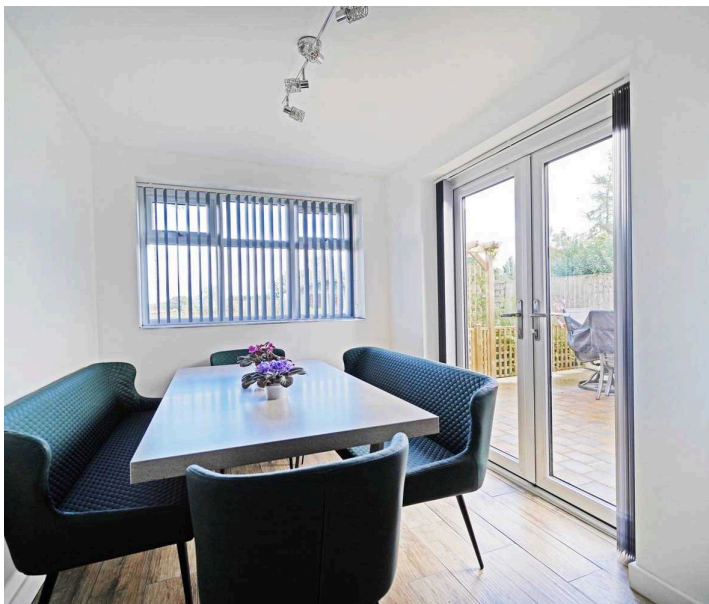
10' 0" x 9' 0" (3.05m x 2.74m)

BATHROOM

7' 1" x 6' 7" (2.16m x 2.01m)

TOTAL SQUARE FOOTAGE

115.7 sq.m (1245 sq.ft) approx.





OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GOOD SIZED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Extractor, all carpets, blinds and light fittings, garden shed and greenhouse.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

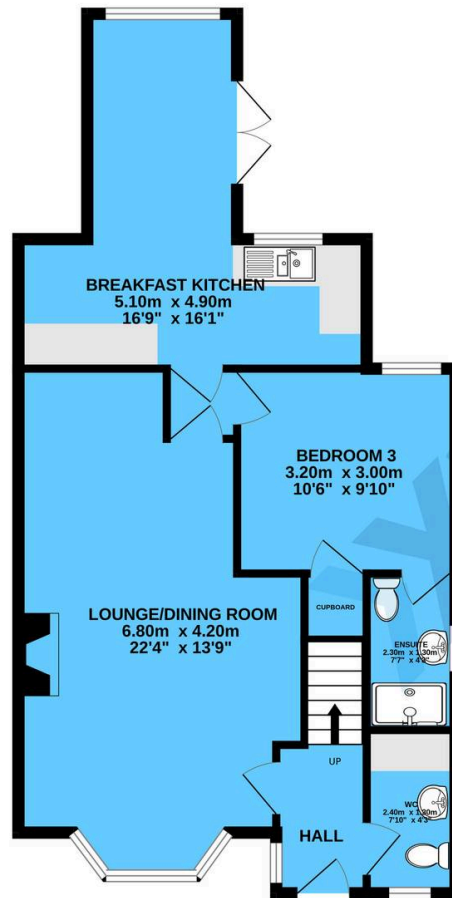
Broadband - Sky - fibre optic. Loft space - part boarded with ladder and lighting.

INFORMATION FOR POTENTIAL BUYERS

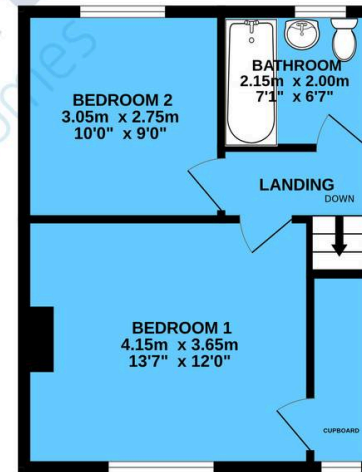
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 115.7 sq.m. (1245 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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