



Harvest Hill Lane, Meriden  
£769,950



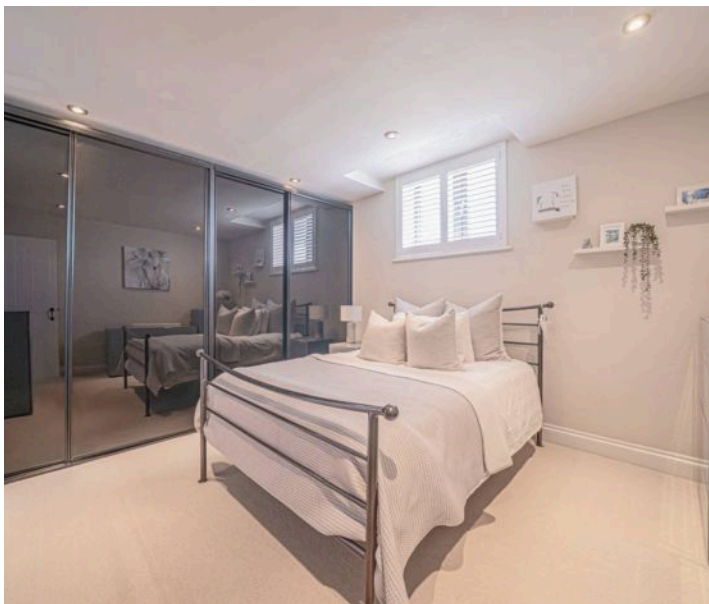


## PROPERTY OVERVIEW

This beautifully presented three bedroom barn conversion is part of an exclusive courtyard development and enjoys stunning views into the distance over open countryside. The property provides approximately 1600 sq ft of living accommodation and is peacefully located on the outskirts of Meriden. Offering the rare combination of beautiful character features with the benefit of contemporary decor, fixtures & fittings, the property provides a ready-to-move-into home for buyers looking for a country retreat within easy commuting distance of Coventry, Birmingham & Solihull. In summary, the accommodation provides potential purchasers with:- entrance hallway, dual aspect living room, fitted kitchen with feature island, utility room, guest WC, ground floor bedroom with en-suite facilities and two additional en-suite bedrooms.

Outside, the property has a private, professionally landscaped courtyard garden to the rear and a walled garden to the front of the property, in addition to a generously proportioned single garage and allocated parking spaces.

Viewing is strictly by prior 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: F

Tenure: Freehold

- Stunning Barn Conversion
- Peaceful Rural Location
- Beautifully Presented Throughout
- Modern Fitted Kitchen & Utility Room
- Three En-Suite Bedrooms
- Large Dual Aspect Living Room
- Far Reaching Views Over Open Countryside
- Private Courtyard + Walled Garden
- Single Garage & Allocated Parking







## **ENTRANCE HALLWAY**

### **WC**

## **LIVING ROOM**

24' 3" x 13' 11" (7.40m x 4.25m)

## **KITCHEN**

15' 7" x 13' 11" (4.75m x 4.25m)

## **UTILITY ROOM**

15' 7" x 5' 9" (4.75m x 1.75m)

## **PRINCIPAL BEDROOM**

13' 5" x 11' 0" (4.10m x 3.35m)

## **ENSUITE**

6' 3" x 5' 7" (1.90m x 1.70m)

## **FIRST FLOOR**

## **BEDROOM TWO**

13' 5" x 11' 2" (4.10m x 3.40m)

## **ENSUITE**

5' 7" x 5' 7" (1.70m x 1.70m)

## **SECOND FLOOR**

## **BEDROOM THREE**

13' 5" x 10' 10" (4.10m x 3.30m)

## **ENSUITE**

7' 7" x 5' 9" (2.30m x 1.75m)

## **TOTAL SQUARE FOOTAGE**

154.0 sq.m (1658 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **GARAGE**

16' 5" x 10' 2" (5.00m x 3.10m)

## **ALLOCATED PARKING SPACES**

## **LANDSCAPED REAR GARDEN**

## **WALLED FOREGARDEN**





#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, microwave, dishwasher, washer/dryer, underfloor heating, electric garage door, CCTV and a 2023 car charging point.

#### **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), septic tank and electricity.

#### **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.



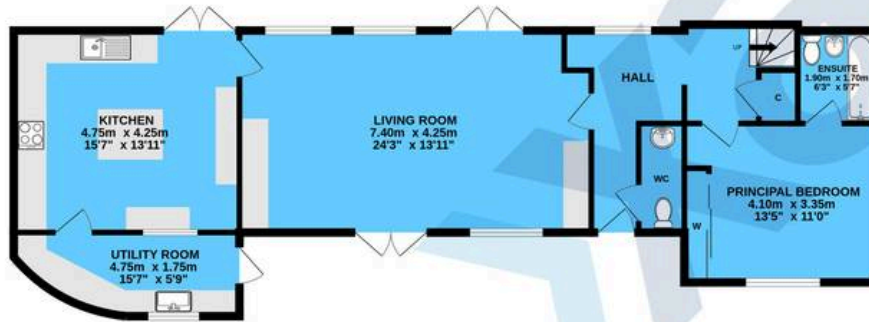




GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 154.0 sq.m. (1658 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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# Xact Homes

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