



The Croft, Meriden
Offers in Region of **£485,000**



PROPERTY OVERVIEW

This two bedroom detached bungalow is located in a quiet cul-de-sac close to the centre of Meriden and has been beautifully refurbished throughout by the present owners and to provide a ready to move into bungalow with the benefit of a landscaped sunny rear garden. Having a new kitchen, bathroom, flooring and being re-decorated throughout the property provides potential purchasers with:- enclosed porch, entrance hallway, living room overlooking the rear garden, open plan breakfast kitchen, two double bedrooms and a re-fitted shower room.

Outside there is a private & nicely landscaped sunny rear garden, driveway parking and a single garage.

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



PROPERTY LOCATION

Meriden is located at the heart of England and is 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.

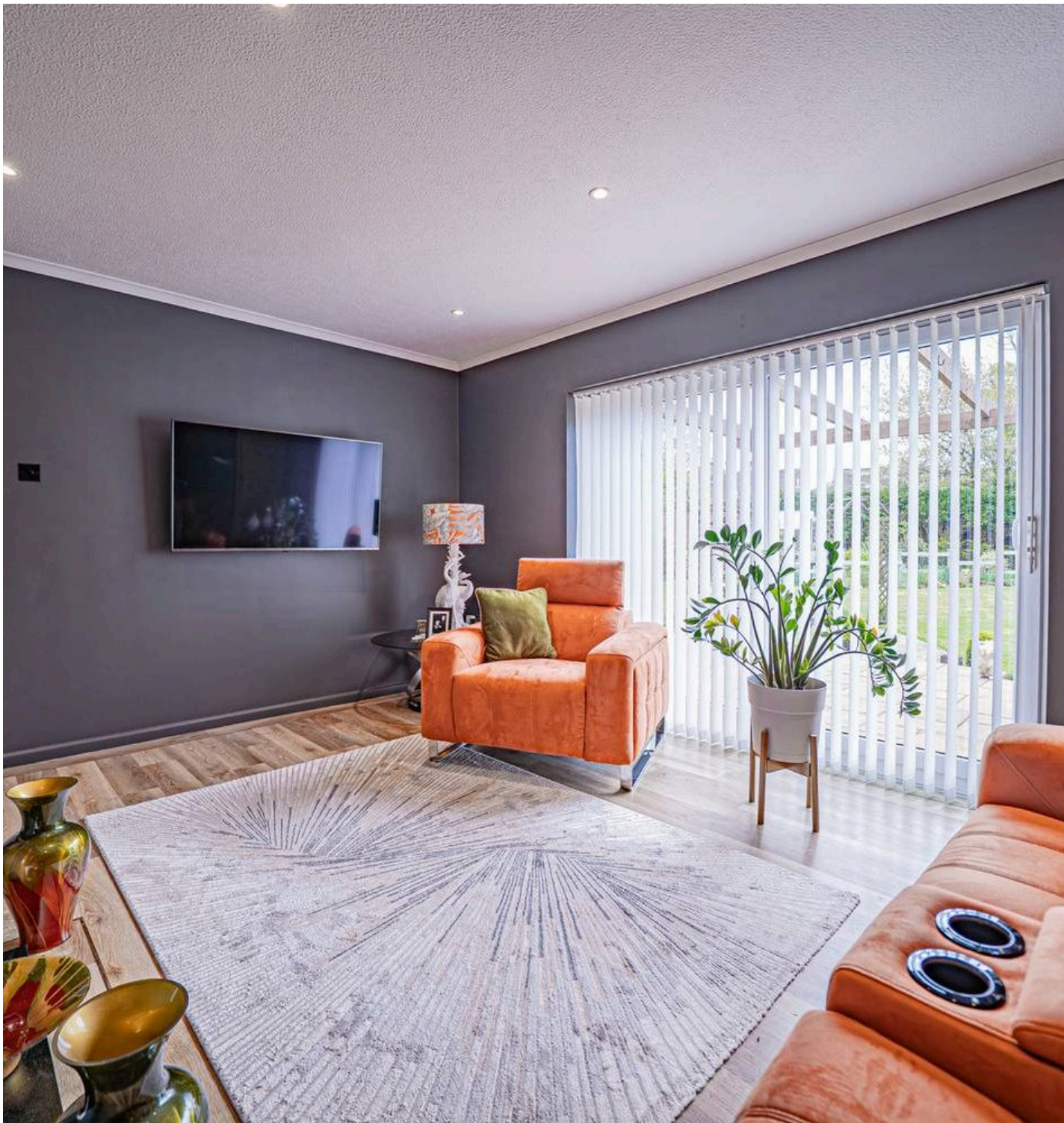
Council Tax band: D

Tenure: Freehold



- Two Bedroom Detached Bungalow
- Completely Refurbished
- No Onward Chain
- Open Plan Kitchen
- Refitted Shower Room
- Two Double Bedrooms
- Close to Meriden Village Centre
- Landscaped Rear Garden





PORCH

HALLWAY

LIVING ROOM

15' 3" x 11' 10" (4.65m x 3.61m)

BREAKFAST KITCHEN

12' 2" x 9' 11" (3.71m x 3.02m)

BEDROOM ONE

15' 5" x 9' 5" (4.70m x 2.87m)

BEDROOM TWO

13' 10" x 8' 5" (4.22m x 2.57m)

SHOWER ROOM

8' 8" x 6' 10" (2.64m x 2.08m)

OUTSIDE THE PROPERTY

GARAGE

17' 2" x 8' 9" (5.23m x 2.67m)

TOTAL SQUARE FOOTAGE

92.2 sq.m (992.43 sq.ft) approx.

DRIVWAY PARKING

LANDSCAPED REAR GARDEN



ITEMS INCLUDED IN THE SALE

Neff oven, hob, extractor, microwave, fridge freezer, dishwasher and washing machine, Hotpoint tumble dryer, garden shed, greenhouse, electric garage door, all blinds, some carpets, curtains and light fittings, fitted wardrobes in both bedrooms and TV in bedroom one.

ADDITIONAL INFORMATION

Services - mains electricity, water and sewers.

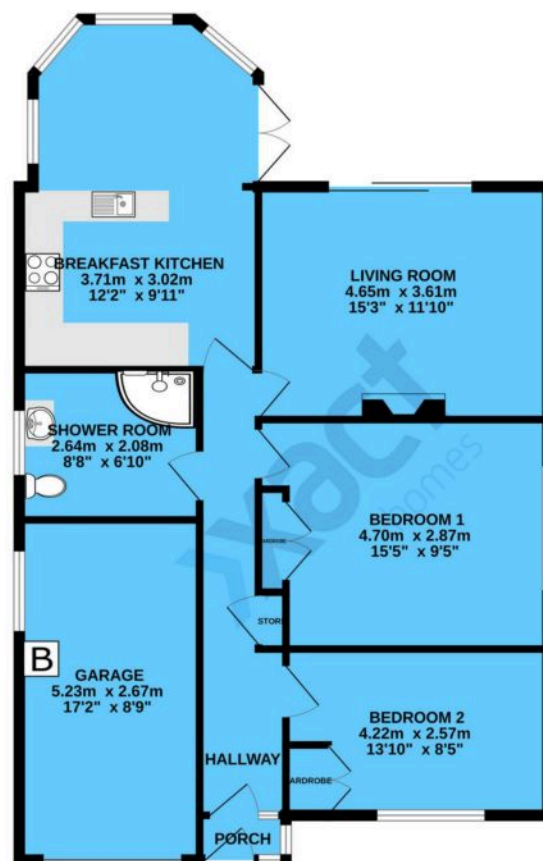
Broadband - cable & FTTP (fibre to the premises). Loft space - partially boarded.

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



2 BEDROOM DETACHED BUNGALOW

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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