



Main Road, Meriden

Offers in Region of **£569,950**





PROPERTY OVERVIEW

This significantly extended four bedroom detached house is well presented throughout and is located in the centre of Meriden within walking distance to the village green and local amenities. Providing in excess of 1400sq ft of living space in addition to a storage garage the property is now around 50% larger than the original footprint of the property and provides unusually generous bedroom accommodation. In summary the property provides potential purchasers with:- entrance hallway, fitted kitchen being open plan into family dining area, living room, conservatory, utility room, guest WC, four genuine double bedrooms (1 x en-suite) and a family bathroom.

Outside the property has a professionally landscaped rear garden, driveway parking for multiple vehicles and a garage store with integral access.

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



- Extended Four Bedroom Detached
- Well Presented Throughout
- Kitchen with Open Plan Dining Area
- Living Room & Conservatory
- En-Suite Principal Bedroom
- Utility Room & Garage Store
- Professionally Landscaped Rear Garden
- Driveway Parking For Multiple Vehicles
- Central Village Location



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: E

Tenure: Freehold

ENTRANCE HALLWAY

WC

LIVING ROOM

14' 11" x 11' 8" (4.55m x 3.56m)

CONSERVATORY

11' 0" x 9' 4" (3.35m x 2.84m)

KITCHEN

13' 1" x 13' 0" (3.99m x 3.96m)

DINING AREA

11' 8" x 10' 2" (3.56m x 3.10m)

UTILITY ROOM

7' 10" x 7' 7" (2.39m x 2.31m)

GARAGE STORE

8' 2" x 7' 7" (2.49m x 2.31m)





FIRST FLOOR

PRINCIPAL BEDROOM

15' 1" x 11' 10" (4.60m x 3.61m)

ENSUITE

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

BEDROOM TWO

16' 1" x 11' 0" (4.90m x 3.35m)

BEDROOM THREE

12' 0" x 9' 6" (3.66m x 2.90m)

BEDROOM FOUR

14' 9" x 7' 3" (4.50m x 2.21m)

BATHROOM

11' 10" x 6' 3" (3.61m x 1.91m)

TOTAL SQUARE FOOTAGE

131.6 sq.m (1417 sq.ft) approx.

OUTSIDE THE PROPERTY

LANDSCAPED GARDEN

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

Extractor, garden shed, all carpets, curtains, blinds and light fittings, CCTV and loft ladder.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet). Loft space - part 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.

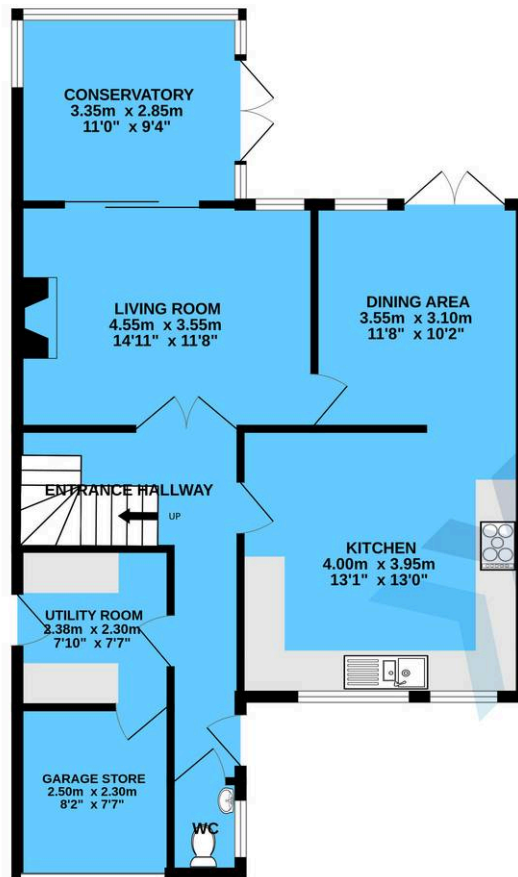
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

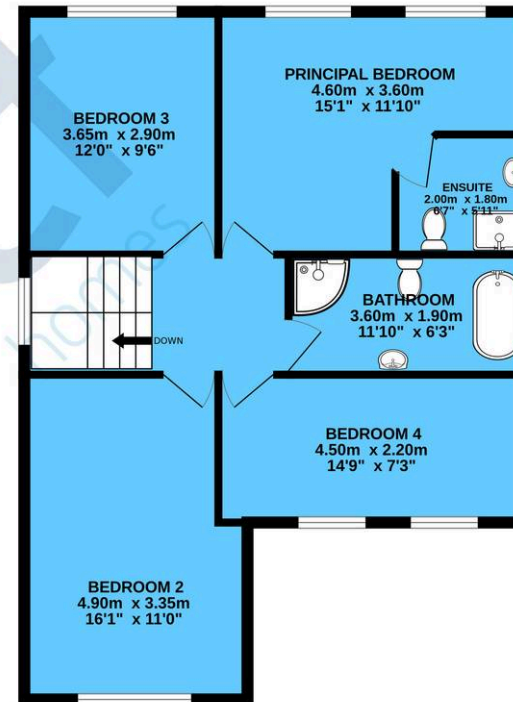
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 131.6 sq.m. (1417 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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