



## Fairfield Rise, Meriden

Offers in Region of £350,000





## PROPERTY OVERVIEW

This three bedroom end terraced property is located in the heart of Meriden and provides a ready to move into family home with the opportunity to convert the unfinished garden room area into an additional bedroom / home office / playroom. In addition there is also potential to include a downstairs cloakroom (has drainage and pipework installed). Being well maintained throughout having been significantly remodelled & extended, the property provides potential purchasers with:- enclosed porch, entrance hallway, dual aspect breakfast kitchen, living room, three well proportioned bedrooms and a modern shower-room.

Outside there is a low maintenance West facing rear garden with access to a brick built garden room at the rear of the garage which can be refurbished to create a home office / study / additional bedroom and has the potential to include a downstairs cloakroom. To the front of the property there is ample driveway parking leading to the single garage.

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





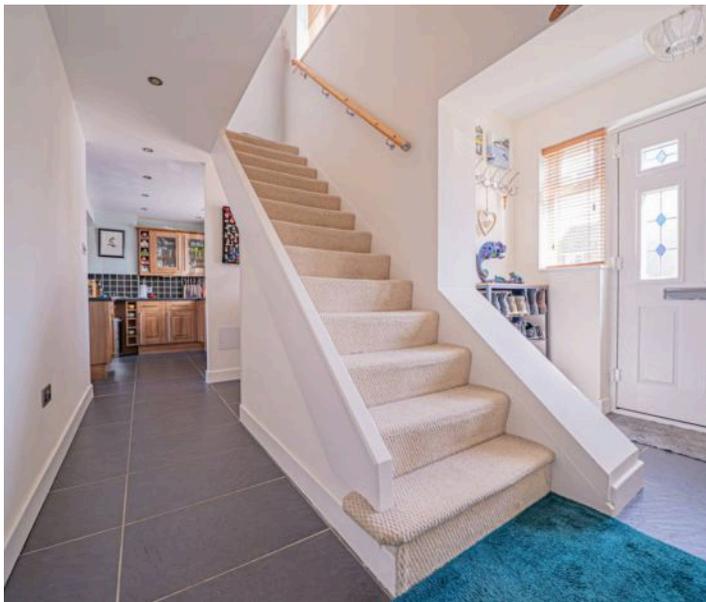
#### PROPERTY LOCATION

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: C

Tenure: Freehold

- Three Bedroom End Terraced Property
- Well Presented Throughout
- Breakfast Kitchen with Island Unit
- Living Room Overlooking Rear Garden
- Garden Room With Conversion Potential
- Three Bedrooms
- Modern Showerroom
- Single Garage
- West Facing Rear Garden



#### PORCH

#### ENTRANCE HALLWAY

#### LIVING ROOM

13' 11" x 10' 6" (4.24m x 3.20m)

#### BREAKFAST KITCHEN

17' 5" x 10' 4" (5.31m x 3.15m)



## FIRST FLOOR

### BEDROOM ONE

16' 1" x 8' 2" (4.90m x 2.49m)

### BEDROOM TWO

11' 2" x 9' 10" (3.40m x 3.00m)

### BEDROOM THREE

9' 10" x 8' 10" (3.00m x 2.69m)

### SHOWER ROOM

7' 1" x 5' 11" (2.16m x 1.80m)

## OUTSIDE THE PROPERTY

### GARDEN ROOM

21' 8" x 10' 0" (6.60m x 3.05m)

With drainage and pipework installed.

### GARAGE

17' 9" x 10' 0" (5.41m x 3.05m)

## TOTAL SQUARE FOOTAGE

125.1 sq.m (1347 sq.ft) approx.

## DRIVEWAY PARKING

## LOW MAINTENANCE GARDEN

## ITEMS INCLUDED IN THE SALE

Integrated double oven, integrated hob, integrated dishwasher, integrated tumble dryer, garden shed and all carpets, blinds and light fittings.

## ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

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



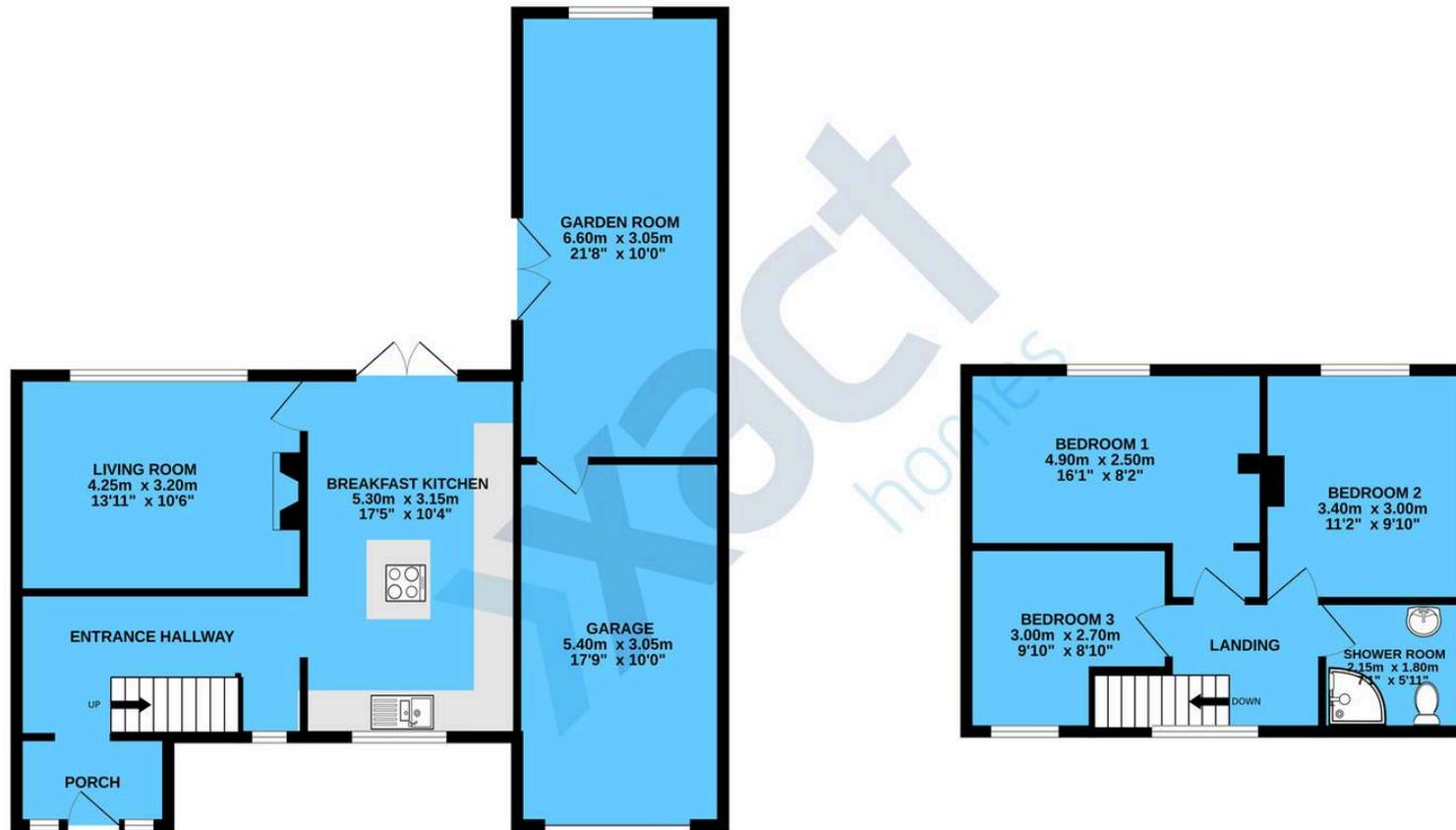
#### **INFORMATION FOR POTENTIAL BUYERS**

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 : 125.1 sq.m. (1347 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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