



Main Road, Meriden
£535,000



PROPERTY OVERVIEW

This very well presented four bedroom detached property overlooks open countryside to the rear and has been remodelled and refurbished to provide a ready to move into family home. Being well located for access to Meriden village centre and set back from the road behind a wide driveway the property provides potential purchasers with:- enclosed porch, full width lounge overlooking the rear garden, open plan kitchen/diner with fitted appliances, guest WC, four good size bedrooms and a modern family bathroom.

Outside there is a full width driveway providing off road parking for multiple vehicles, a single garage, professionally landscaped rear garden with a block paved patio area.

Viewing is advised to appreciate the quality of the living space and is strictly by 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



- Four Bedroom Detached House
- Open Plan Kitchen / Diner
- Large Lounge Overlooking Rear Garden
- Modern Family Bathroom
- Professionally Landscaped Rear Garden
- Overlooking Open Fields to the Rear



- Garage & Driveway Parking



PORCH

HALLWAY

WC

LOUNGE

21' 11" x 12' 2" (6.68m x 3.71m)

KITCHEN/DINER

21' 10" x 11' 10" (6.65m x 3.61m)

FIRST FLOOR

BEDROOM ONE

12' 7" x 12' 2" (3.84m x 3.71m)

BEDROOM TWO

12' 10" x 9' 11" (3.91m x 3.02m)

BEDROOM THREE

12' 1" x 8' 11" (3.68m x 2.72m)

BEDROOM FOUR

9' 11" x 8' 8" (3.02m x 2.64m)

BATHROOM

TOTAL SQUARE FOOTAGE

116 sq.m (1248 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

PROFESSIONALLY LANDSCAPED REAR GARDEN

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, freezer, all carpets, curtains and blinds, some light fittings and garden shed.

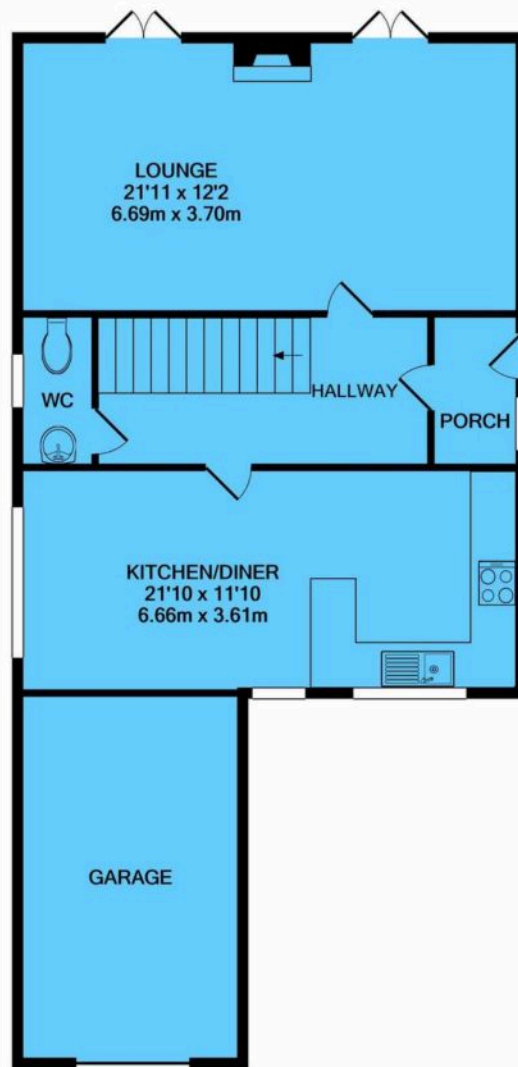
ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

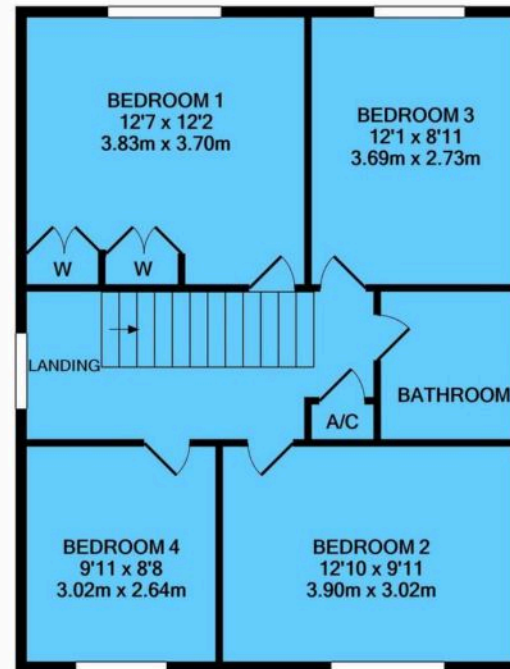
INFORMATION FOR POTENTIAL BUYERS

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

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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