



Glovers Close, Meriden

Offers in Region of £369,950





PROPERTY OVERVIEW

Offered to the market with no upward chain, this larger style two bedroom detached bungalow is located within a quiet cul-de-sac just a short walk from the centre of Meriden and all its amenities. Having been recently renovated throughout and benefitting from a new kitchen, central heating boiler, carpets, windows and warm roof to the conservatory / garden room, the property offers a ready-to-move-into property encompassing:- breakfast kitchen, large lounge, two double bedrooms, conservatory / garden room and a modern shower room.

Outside, the property is set back from the road behind a block paved driveway, providing off road parking and access to the garage, which leads to the recently landscaped low maintenance rear garden.

Viewing is 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: D

Tenure: Freehold



BREAKFAST KITCHEN

16' 9" x 9' 4" (5.10m x 2.85m)

LOUNGE

18' 1" x 11' 0" (5.50m x 3.35m)

HALLWAY

PRINCIPAL BEDROOM

17' 3" x 9' 10" (5.25m x 3.00m)

BEDROOM TWO

11' 2" x 11' 0" (3.40m x 3.35m)

SHOWER ROOM

7' 9" x 5' 7" (2.35m x 1.70m)

CONSERVATORY / GARDEN ROOM

10' 0" x 6' 7" (3.05m x 2.00m)

TOTAL SQUARE FOOTAGE

82.3 sq.m (886 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

17' 3" x 7' 7" (5.25m x 2.30m)

DRIVEWAY PARKING

LANDSCAPED GARDEN



**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets, some curtains, all blinds, all light fittings and fitted wardrobes in both bedrooms.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers 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.

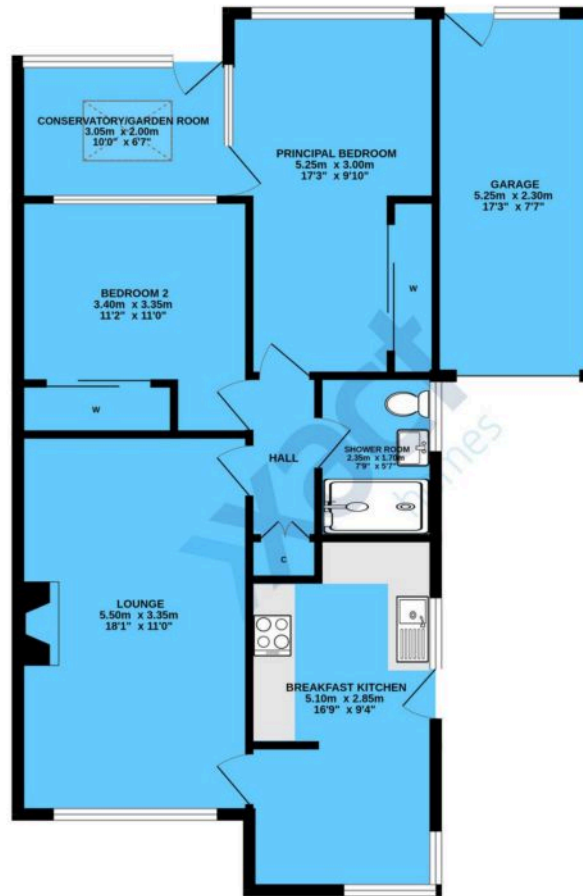
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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



TOTAL FLOOR AREA: 82.3 sq.m. (886 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 misstatement. 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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