



Arden Close, Meriden

Offers in Region of £350,000





PROPERTY OVERVIEW

Set in a sought after road close to the centre of Meriden and its amenities this well proportioned three bedroom semi-detached property which provides deceptively spacious living accommodation and is available to purchase with no onward chain.

Being well maintained and presented the property offers potential purchasers:- enclosed porch, entrance hallway, through lounge / dining room, kitchen, three genuine double bedrooms and family bathroom. Outside there is a professionally landscaped rear garden which is mainly a paved patio area and a single garage with driveway parking to the front of the property.

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



- Three Bedroom Semi-Detached
- No Onward Chain
- Well Presented Throughout
- Lounge, Dining Room & Kitchen
- Three Genuine Double Bedrooms
- Garage and Driveway Parking
- Low Maintenance Rear Garden
- Quiet Cul-de-Sac 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: D

Tenure: Freehold

PORCH

ENTRANCE HALLWAY

LOUNGE

14' 0" x 10' 1" (4.26m x 3.07m)

DINING ROOM

10' 0" x 10' 0" (3.06m x 3.05m)

KITCHEN

11' 1" x 10' 0" (3.37m x 3.04m)

FIRST FLOOR

BEDROOM ONE

11' 2" x 10' 11" (3.40m x 3.33m)

BEDROOM TWO

14' 0" x 10' 1" (4.26m x 3.08m)

BEDROOM THREE

10' 0" x 10' 0" (3.05m x 3.05m)

BATHROOM

11' 2" x 5' 5" (3.40m x 1.65m)

OUTSIDE THE PROPERTY

GARAGE

16' 0" x 7' 4" (4.87m x 2.23m)

**TOTAL SQUARE FOOTAGE**

100.7 sq.m (1084 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**LANDSCAPED GARDEN WITH PAVED PATIO****ITEMS INCLUDED IN THE SALE**

All carpets and curtains.

ADDITIONAL INFORMATION

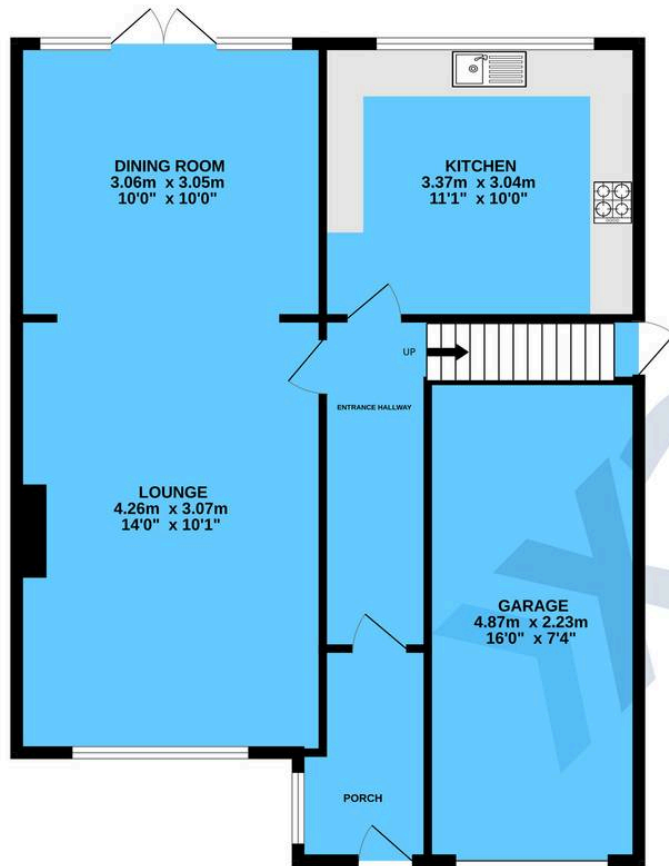
Services - water on a meter, mains gas, electricity and sewers.

INFORMATION FOR POTENTIAL BUYERS

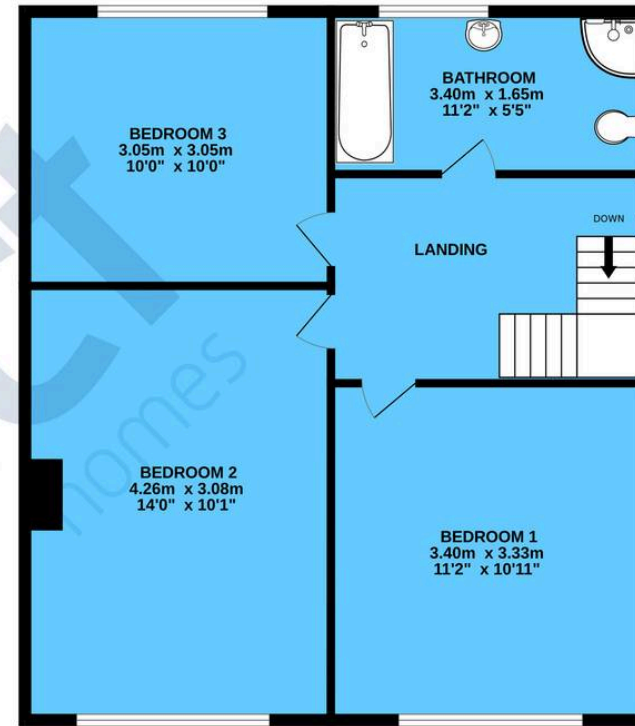
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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



TOTAL FLOOR AREA : 100.7 sq.m. (1084 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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