



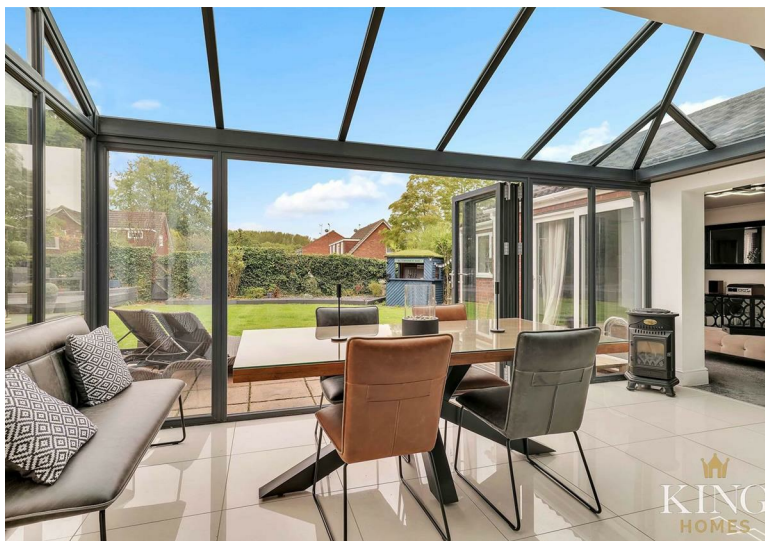
Meriden Close, Winyates Green, B98 0QN

Guide price £475,000


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HOMES

***Approx 1846Sq Ft Total** EXTENDED ** FULLY REFURBISHED** FOUR-BEDROOM ** DETACHED ** IMMACULATEDLY PRESENTED ** DOUBLE GARAGE ** DRIVEWAY PARKING FOR MULTIPLE VEHICLES ** LARGE CORNER PLOT ** CUL-DE SAC LOCATION ** Spacious and beautifully extended four-bedroom detached family home, located in the sought-after Winyates Green area. Set on one of the most enviable corner plots at the end of a desirable cul-de-sac, this home boasts Porch, Hall, Kitchen/Breakfast Room, Utility, Garden Room, Family Room, Living Room Downstairs W.C, Fours Bedrooms, Bathroom, Double Garage, driveway parking for up to seven vehicles, and a generous private landscaped Rear Garden.**



Set on a large corner plot in a desirable cul-de-sac this property boast an enviable location. Upon entering, you're greeted by a convenient porch then through to the welcoming entrance hallway, beautifully decorated setting the tone for the stunning interiors and tasteful décor throughout, with doors leading to various rooms, under-stairs storage cupboard and stairs rising to the first floor.

The kitchen breakfast room together with the garden room create a fantastic space ideal for living and entertaining. The kitchen area is fully equipped with plenty of sleek, modern wall and base units, a large central feature island with a breakfast bar, and high-end integrated appliances, plenty of worktop space, and adorned with high shine floor tiles. Through-to the garden room provides plenty of space for a large dining table and a family sitting area. Bi-fold doors open to the fantastic rear garden, creating a seamless indoor-outdoor living experience.

Further two large reception rooms offer flexibility, along with a utility room and a downstairs WC.

Upstairs, there are four fantastic sized bedrooms and a modern family bathroom. Bedroom one benefits from fitted wardrobes, while the second double bedroom also offers built-in storage.

Outside, the property enjoys a large, mature rear garden, featuring patio, decking, and seating areas perfect for relaxing and entertaining. The front of the home boasts a block-paved driveway with parking for three vehicles, side space for two more, and additional parking for three vehicles at the rear, ideal for a caravan or trailer. The property is double glazed and gas centrally heated, ensuring comfort throughout.

This truly stunning family home, refurbished to the highest standard, is a must-see.

Porch 5'7" x 7'4" (1.71m x 2.26m)

Hallway

Downstairs W.C

Kitchen/Breakfast Room 20'2" x 11'8" (6.17m x 3.58m)

Garden Room 15'5" x 7'3" (4.71m x 2.23m)

Family Room 16'7" x 10'8" (5.06m x 3.26m)

Living Room 14'4" x 12'5" (4.39m x 3.81m)

Utility 7'8" x 7'9" (2.34m x 2.38m)

Landing

Bedroom 1 14'6" x 10'6" (4.42m x 3.22m)

Bedroom 2 12'2" x 10'6" (3.71m x 3.22m)

Bedroom 3 10'8" x 9'4" (3.26m x 2.85m)

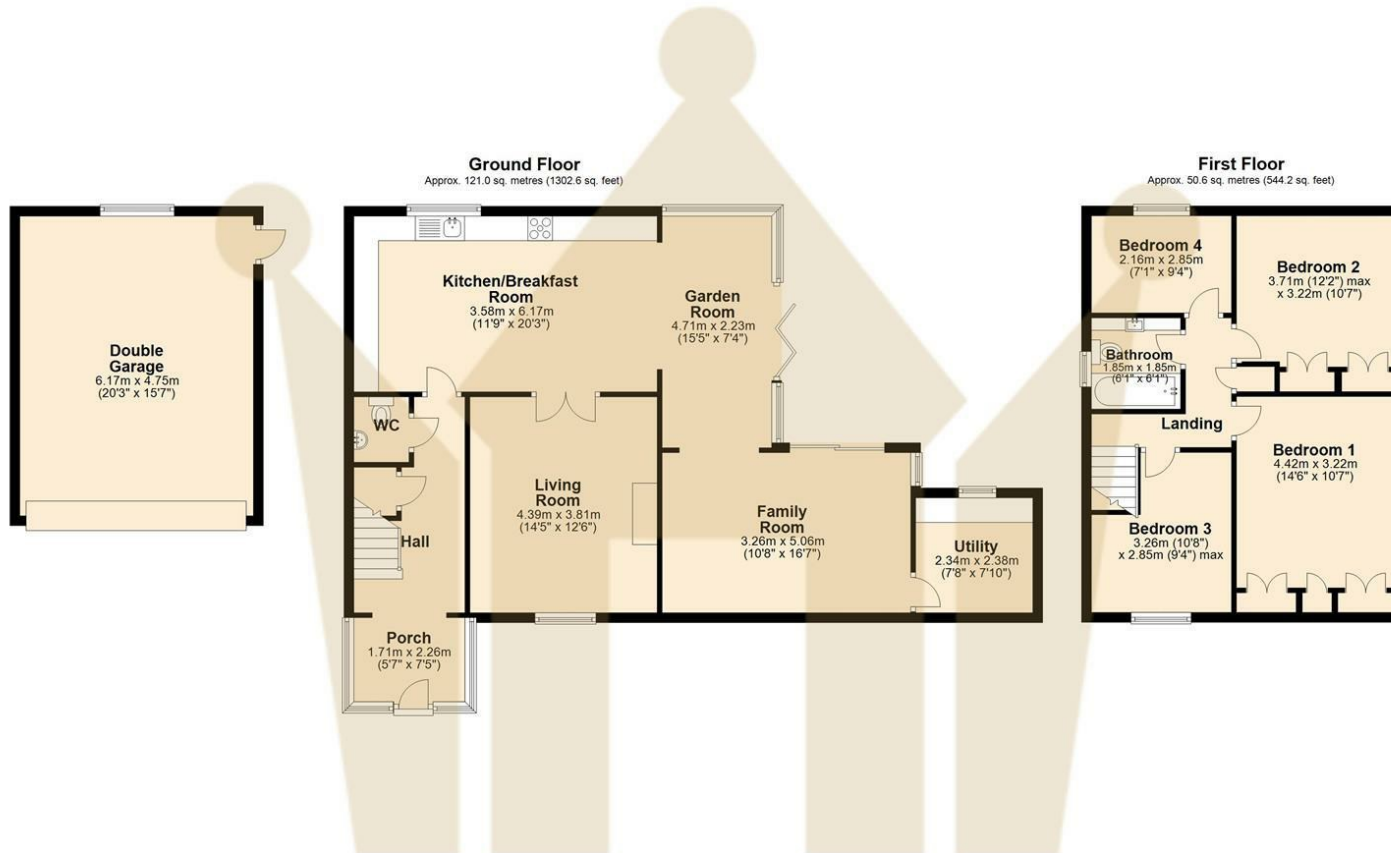
Bedroom 4 7'1" x 9'4" (2.16m x 2.85m)

Bathroom 6'0" x 6'0" (1.85m x 1.85m)

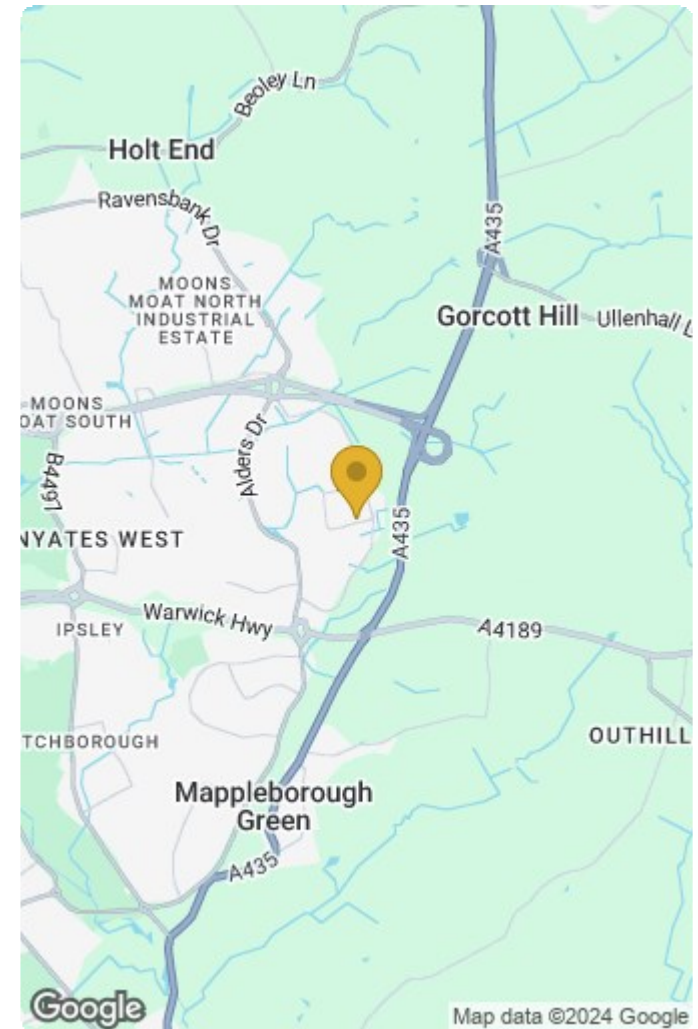
Double Garage 20'2" x 15'7" (6.17m x 4.75m)







Total area: approx. 171.6 sq. metres (1846.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		67	79
England & Wales		EU Directive 2002/91/EC	