



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers Over

£350,000

Located in

Meriden





Arden Close, Solihull

Meriden | | CV7 7NS



James Whalley is proud to present this attractive three-bedroom semi-detached home, ideally located in the desirable village of Meriden.

The property features an entrance porch and hallway, a convenient downstairs WC, a spacious through lounge and dining area leading into a bright conservatory, and a separate fitted kitchen with a side door providing access to the exterior.

Upstairs, the landing benefits from plenty of natural light, leading to three generous double bedrooms and a modern family bathroom complete with underfloor heating.

Externally, the property offers a driveway with direct access to the garage and a low-maintenance front garden with AstroTurf. To the rear, you'll find a private, low-maintenance garden also laid with AstroTurf — perfect for year-round enjoyment.

Situated in the heart of Meriden, this home is ideally positioned close to motorway links and just 0.5 miles from Meriden C of E Primary School, making it an excellent choice for families and commuters alike.

Call now to view.

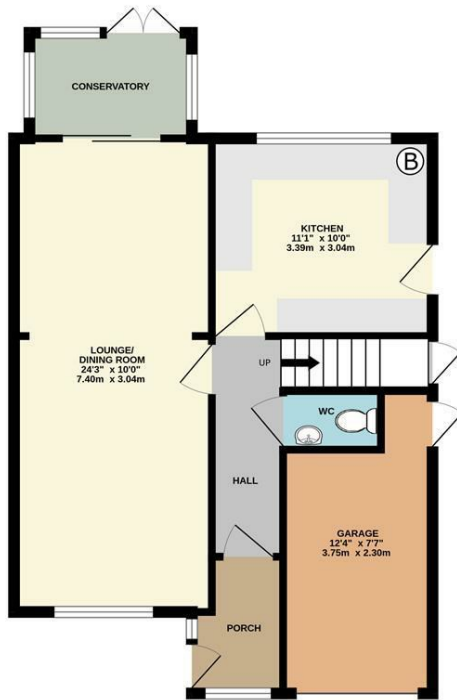
Arden Close, Solihull

£350,000 Freehold

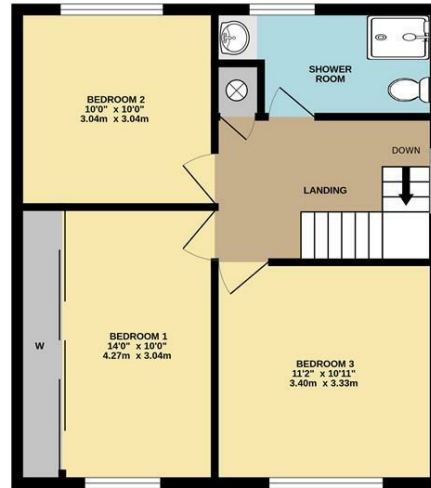


- CCTV System With Hard Drive & Phone Access
- Smart Lighting System With Google Assistance
- Astro Turf Front & Rear Garden
- Parking
- Great Motorway Links
- Underfloor Heating In Bathroom
- Semi Detached
- Garage
- Three Double Rooms
- Smart EV Charging Unit With Tethered Cable

GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) 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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Council Tax Band D

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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		
England & Wales	EU Directive 2002/91/EC	

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