


# Meriden Road, B92

PROPERTY ADDRESS  
10 Meriden Road  
Hampton-In-Arden  
B92 0BL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>58</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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- Beautifully presented and extended two bedroom mid-terrace home
- Sympathetically renovated by the current owners to a brilliant standard
- Sought-after village of Hampton-in-Arden
- Home office in rear garden
- VIEWING LAUNCH - THURSDAY 3rd April & SATURDAY 5th April

The property briefly comprises of.

Reception room (4.33 x 3.62) – beautifully proportioned living room, with feature traditional fireplace, bay window and luxury vinyl flooring throughout.

Family room (4.61 x 3.60) – lovely light space which leads onto the kitchen, luxury vinyl flooring throughout and electric fire.

Kitchen diner (4.28 x 3.54) – open plan kitchen diner within the extended section of the property, luxury vinyl flooring throughout and skylight flooding the room with light. Generous amounts of white matt handleless kitchen units with white and speckled quartz worktop, kitchen island with integrated sink. The kitchen also benefits from a range of integrated appliances such as; fridge freezer, dishwasher, induction hob, extraction system and wine fridge.

Utility (2.66 x 2.01) – useful utility space to the rear of the ground floor and further providing access to the rear garden. Continuing from the kitchen with white matt handleless kitchen units and white and speckled quartz worktop with sink and space for washing machine and dryer.

W/C – located downstairs, with feature floor and wall tiles and traditional sink, taps and toilet.

Bedroom one (4.62 x 3.46) – large double bedroom to the front of the property, with integrated storage and deep pile grey carpeted floor

Bedroom two (3.64 x 2.51) – double bedroom to the rear of the property with deep pile grey carpeted floor

Bathroom – well-presented family bathroom with three-piece suite, waterfall shower over bath, monoblack furniture feature and feature metro wall tiles



Your Text Here



External – welcoming front garden with lawn and path leading to front door. To the rear is an easy to maintain south-east facing garden with patio, lawn and home office outbuilding. The 110 sq. ft. home office is complete with timber cladding, double glazed windows, sliding double doors and power.

Council tax band - D