



**Connells**

Fillongley Road  
Meriden Coventry





## Property Description

This semi detached family home is Ideally located for local amenities, schooling and also a short walk from the village centre and is also situated on main bus routes into Solihull, Birmingham and Coventry. The property is close to routes to NEC, Birmingham International Airport and Railway station and within a 2-minute walk to Meriden C of E Primary School. The accommodation briefly comprises ground floor lounge and a fitted kitchen. To the first floor there are three bedrooms and a fitted bathroom. Outside there is a garden to the front and a south facing garden to the rear.

## Approach

Double glazed front door.

## Entrance Hall

Stairs to first floor, electric storage heater, laminate flooring.

## Lounge

14' 2" x 12' ( 4.32m x 3.66m )

Double glazed window to the front elevation and electric storage heater.

## Fitted Kitchen

17' 5" x 9' 3" max ( 5.31m x 2.82m max )

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and electric hob, plumbing for automatic washing machine, space for domestic appliance, electric storage heater, double glazed window to the rear elevation and door to;

## Rear Lobby

Door to the side elevation.

## Ground Floor W/C

Comprising, toilet.

## First Floor Landing

Double glazed window to the side elevation and doors to;

## Bedroom One

12' 3" x 11' 7" ( 3.73m x 3.53m )

Double glazed window to the front elevation, built-in wardrobe and electric storage heater.

## Bedroom Two

12' 4" x 7' 9" ( 3.76m x 2.36m )

Double glazed window to the rear elevation, built-in wardrobe and electric storage heater.

## Bedroom Three

8' 6" x 7' 11" ( 2.59m x 2.41m )

Double glazed window to the front elevation, laminate flooring and electric storage heater.

## Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, electric storage heater and double glazed window to the rear elevation.

## Outside

### Front Garden

Lawned with borders and access to front door.

### Rear Garden

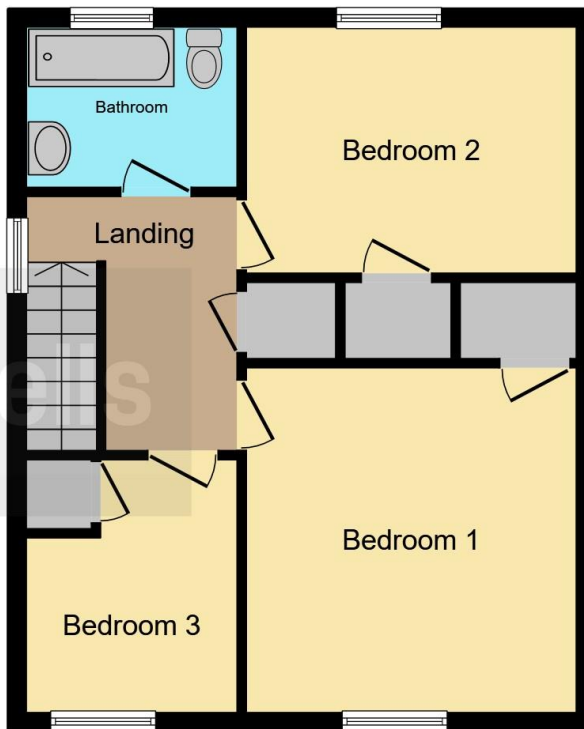
South facing garden with a patio area beyond being laid to lawn with mature trees, brick built store and an outside w/c.







**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: E Council Tax  
 Band: C

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Tenure: Freehold



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