



Mereside Way, Solihull

Offers In Excess Of £400,000

- DETACHED BUNGALOW
- ENVIABLE LOCATION
- REFITTED KITCHEN
- REFURBISHED AND DECORATED
- CHAIN FREE
- TWO DOUBLE BEDROOM
- MANICURED GARDENS
- FRESH CARPETS THROUGHOUT
- OFF ROAD PARKING

ENTRANCE LOBBY

Accessed via composite door leading through to the

ENTRANCE HALL

Leading through the centre of the entire property allowing access to all rooms. With large double storage cupboard, drop down loft ladder and ceiling light.

KITCHEN

10'48 x 9'49 (3.05m x 2.74m)



A brand new never used before kitchen fitted with a range of wall mounted and base units with work top over. With a range of integrated appliances including electric oven, hob and extractor, dish washer, space and plumbing for washing machine, resin basin with mixer tap. With window to rear elevation, ceiling light and wall mounted radiator.

LIVING/DINING ROOM

20'43 x 12'52 (6.10m x 3.66m)



An excellent sized room with impressive vaulted ceiling giving a real feel of grandeur and space. With large window and door to the rear elevation allowing access onto access ramp into the garden. With a small service hatch through from the kitchen, wall mounted radiator and double ceiling lights.



BEDROOM ONE

11'49 x 18'17 (3.35m x 5.49m)



A large principle bedroom with a bank of fitted cupboards allowing for ample storage. With window to front elevation, ceiling light and wall mounted radiator.



BEDROOM TWO
12'14 x 10'59 (3.66m x 3.05m)



Another double room with window to front elevation, ceiling light and wall mounted radiator.

SHOWER ROOM
5'5 x 7'8 (1.65m x 2.34m)



Fitted shower room with walk in shower cubicle and thermostatic shower. Wash basin and toilet with window to side elevation. with wall mounted radiator and ceiling light. This is the only room that hasn't been refitted but is in clean and serviceable condition.

WC

A guest WC with toilet, wash basin, window to side elevation, ceiling light and wall mounted radiator.

GARAGE
20'4 x 8'1 (6.20m x 2.46m)

A single garage with extra length with metal barn style doors. With side door onto garden and window to rear elevation power and lighting.

OUTSIDE



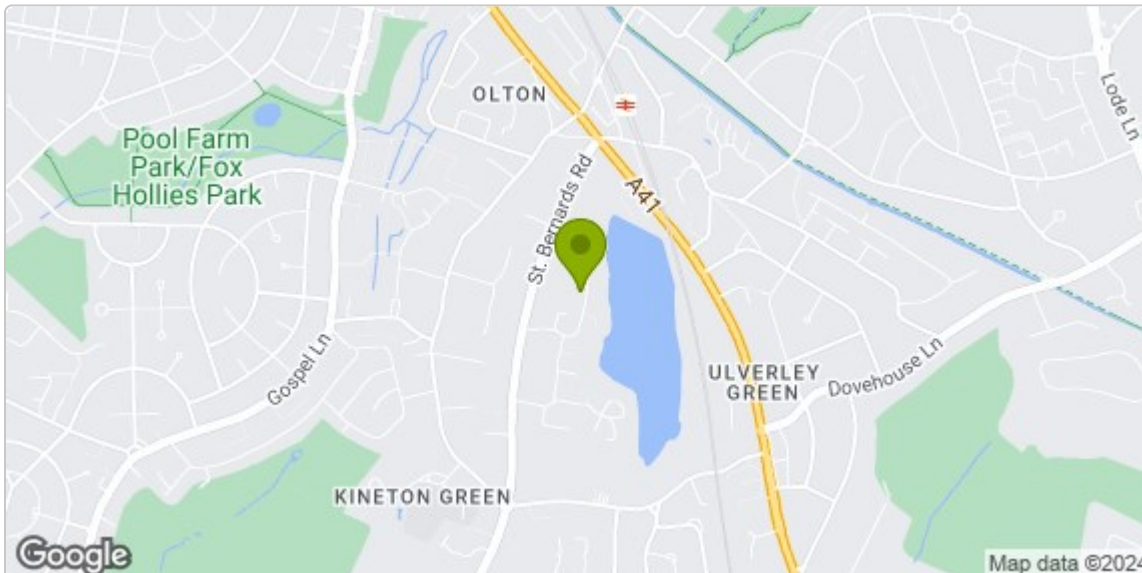
To the front we have off road parking for numerous vehicles and a side garden laid to lawn with a few mature shrubs. With extending drive way leading to the garage door and side gate access into the rear garden. The rear garden is stunning. with zoned planting and seating areas, large patio, access ramp into living room, fitted and insulated garden shed, steps up to lawned area, summer house, new panelled fencing and stacked with mature shrubs and plants creating a real oasis.



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

Ground Floor



Full Postal Address:
74 Mereside Way Solihull
Solihull B92 7AZ

Council Tax Band: E

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

Current: 67
Potential: 82

Estate House, 695 Warwick Road, Solihull, B91 3DA

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk www.melvyndanes.co.uk