



Leys Lane Meriden CV7 7LQ
Offers Over £340,000

Benburys
SALES AND LETTINGS

Nestled in the charming village of Meriden, this semi-detached house on Leys Lane offers a perfect blend of comfort and modern living. The lounge features an inviting open fireplace, ideal for those chilly evenings. The heart of the home is undoubtedly the extended kitchen/dining room, which boasts bifold doors that seamlessly connect the indoor space with the beautifully landscaped garden. The property comprises of three well-proportioned bedrooms and has the convenience of two bathrooms, including a downstairs bathroom and an en-suite to the master bedroom. Garage and driveway to the rear which offers parking for two vehicles.

Entrance hallway
16'9" x 5'9" (5.109 x 1.778)

On entering at the front of the property through the wooden door, the hallway is fitted with laminate flooring. There are doors leading to the lounge, kitchen/dining room, downstairs bathroom and under stairs cupboard. Double glazed door to the side aspect, vertical radiator and finished with spotlights.

Lounge
14'5" x 9'5" (4.403 x 2.878)

Fitted with laminate flooring, a single central heating radiator, double glazed bay window to the front aspect and an open fireplace.

Kitchen/dining room
16'7" x 13'3" (5.072 x 4.045)

Extended and recently refurbished kitchen/dining room. The kitchen has matching wooden wall and base units, worktops, breakfast bar, integrated fridge/freezer, dishwasher, electric oven and grill, gas hob, extractor fan and a space for a washing machine, inset one and half sink with mixer tap and tiled splashbacks. Tiled floor, double central heating radiator, velux window and bifold doors leading into the garden.

Family bathroom
8'11" x 5'5" (2.725 x 1.665)

Fitted with a white suite which features a p-shaped bath with a mixer shower over and shower screen, close coupled W.C and vanity sink unit. This half tiled bathroom benefits from a heated towel rail, spotlights, double glazed window to the rear aspect and tiled flooring.

Bedroom one
12'3" x 9'6" (3.759 x 2.908)

Floorboards to floor, double glazed window to the front aspect, central heating radiator and door leading to en-suite.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract nor does it constitute property particulars.

En-suite
5'7" x 3'11" (1.710 x 1.219)

Tiled flooring, heated towel radiator, corner shower cubicle with a mixer shower, wash hand basin and low-level WC.

Bedroom two
10'3" x 7'10" (3.126 x 2.399)

Floorboards to floor, double glazed window to the rear aspect and central heating radiator

Bedroom three
8'6" x 8'2" (2.610 x 2.506)

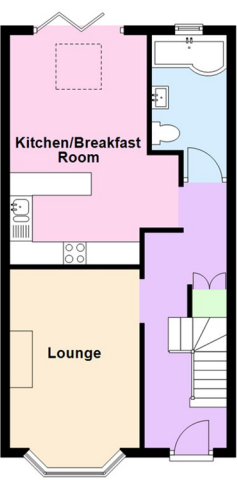
Floorboards to floor, double glazed window to the rear aspect, central heating radiator and fitted wardrobe

Garden
Landscaped garden with a beautiful grapevine going across. There is a patio and stoned area, lawn, fence surrounds and gated access to the front and rear of the property.

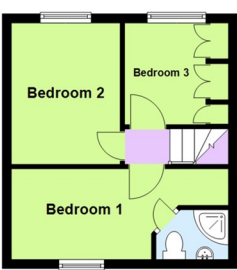
Garage
16'2" x 8'4" (4.934 x 2.546)
Garage has an up and over door. Plenty of space for storage.

Agent Notes
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2: These particulars do not constitute part or all of an offer or contract.
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4: Potential buyers are advised to recheck the measurements before committing to any expense.
5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Ground Floor
Approx. 43.9 sq. metres (473.0 sq. feet)

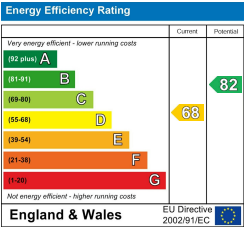


First Floor
Approx. 25.6 sq. metres (275.5 sq. feet)



Total area: approx. 69.5 sq. metres (748.5 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using PlanUp.



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20 Parkville Highway Coventry CV6 4HZ
Tel: 024 7666 1553
Email: enquiries@benburys.co.uk