





## Property Description

A ideally situated and impressively spacious three bedroom semi-detached home in the sought-after village of Meriden. Just a five minute walk from Meriden C of E Primary School and with excellent links to Tile Hill Train Station, Birmingham Airport and Warwick University. Briefly comprising entrance hallway, lounge/diner, kitchen, three double bedrooms and family shower room, in addition there is a driveway providing off road parking, garage and private rear garden. Offered with NO UPWARD CHAIN.

## Approach

Front door leads through to:

## Entrance Hallway

Staircase rising to the first floor.

## Lounge / Diner

A generous through-lounge featuring a front bay window and rear window overlooking the garden, complete with gas fire fitted into chimney breast, plus ample space for dining furniture.

## Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include, free standing gas oven and space for fridge freezer, window to the rear overlooking garden.

## First Floor Landing

Staircase rising from the hallway, airing cupboard with radiator and loft hatch giving access to roof space.

## Bedroom One

Fitted wardrobes providing hanging and shelving space and window to the front.

## Bedroom Two

Window to the front.

## Bedroom Three

Window to the rear overlooking garden.

## Family Shower Room

Fitted with a white suite comprising of low-level WC, wash hand basin fitted into vanity unit, level access shower cubicle, extract fan and obscure glazed window to the rear.

## Outside

### Front Of Property

To the front of the property, a driveway provides off-road parking and direct access to the garage, complemented by a gravel and stone garden and gated side access.

### Rear Garden

Private rear garden laid to lawn with patio area.

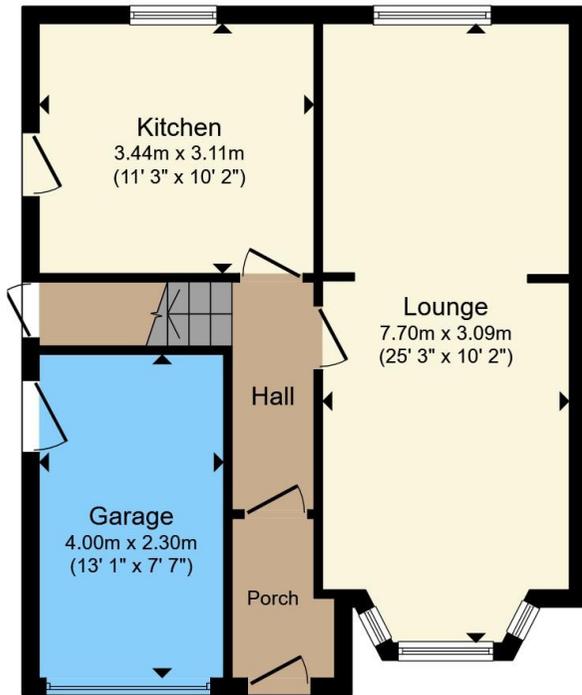
## Garage

Up and over door, light and power, plumbing for automatic washing machine and wall hung central heating boiler, door entry from side access.

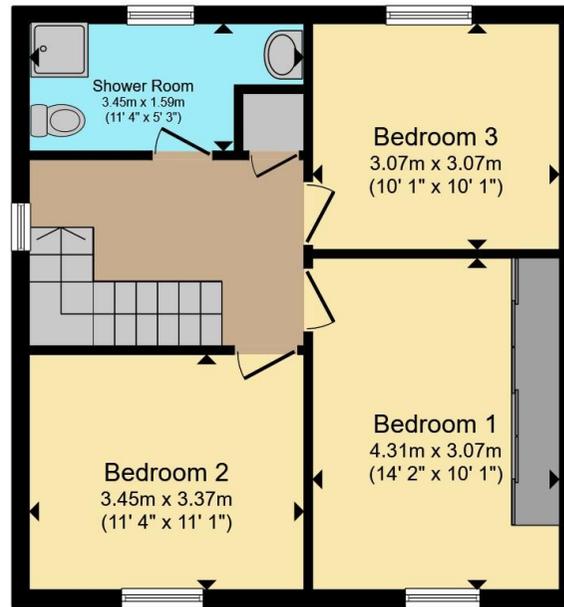
## Outbuilding

Built-in storage cupboard accessed from outside.





**Ground Floor**



**First Floor**

Total floor area 98.5 m<sup>2</sup> (1,061 sq.ft.) approx

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**T 01676 535234**  
**E [info@atkinsonstilgoe.co.uk](mailto:info@atkinsonstilgoe.co.uk)**

150 Station Road Balsall Common  
 Solihull CV7 7FF

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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