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Main Road  
Meriden CV7 7LP

# Main Road

## CV7 7LP

**\*\* NO CHAIN \*\*** This attractive and beautifully maintained three bedroom detached bungalow, ideally situated in the highly desirable village of Meriden, offers a wonderful blend of comfort, space and practicality, making it perfectly suited to a variety of buyers. Renowned for its charming village atmosphere, Meriden benefits from a selection of traditional pubs, local amenities and picturesque surroundings, with open fields and countryside walks quite literally on the doorstep which perfect for those seeking a more relaxed, semi-rural lifestyle while remaining well connected.

Upon entering, you are welcomed by a bright and inviting entrance hallway that sets the tone for the rest of the home. The property boasts a spacious and well appointed kitchen/diner, providing an excellent space for both everyday family living and entertaining guests.

The bungalow offers three well proportioned bedrooms, all thoughtfully presented, with the principal bedroom enjoying the added luxury of a private ensuite bathroom. A stylish and well maintained family bathroom serves the remaining bedrooms, ensuring convenience and functionality throughout.

Externally, the property continues to impress with attractive front and rear gardens, offering ideal spaces for relaxing, gardening or outdoor dining. The property also has the added benefit of parking to the rear with easy access to the property. To the front, there is a garage and driveway providing off road parking, while an additional parking space to the rear adds further practicality.

Having been well maintained by the current owners, this delightful home is presented in excellent condition throughout and is ready for immediate occupation, offering prospective buyers a fantastic opportunity to acquire a charming bungalow in a sought after village location, combining peaceful countryside living with easy access to nearby amenities.

selling quality  
property since 1995







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## Dimensions

### GROUND FLOOR

Entrance Hallway

4.32m x 1.91m

Living Room

4.98m x 3.56m

Kitchen

4.52m x 2.72m

Dining Room

3.53m x 3.25m

Bedroom

3.58m x 3.58m

Bedroom

3.63m x 3.51m

Bathroom

2.06m x 2.21m

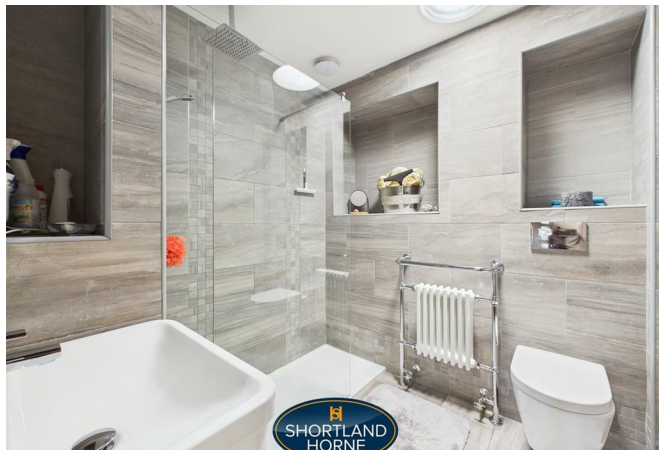
Bedroom

2.92m x 3.76m

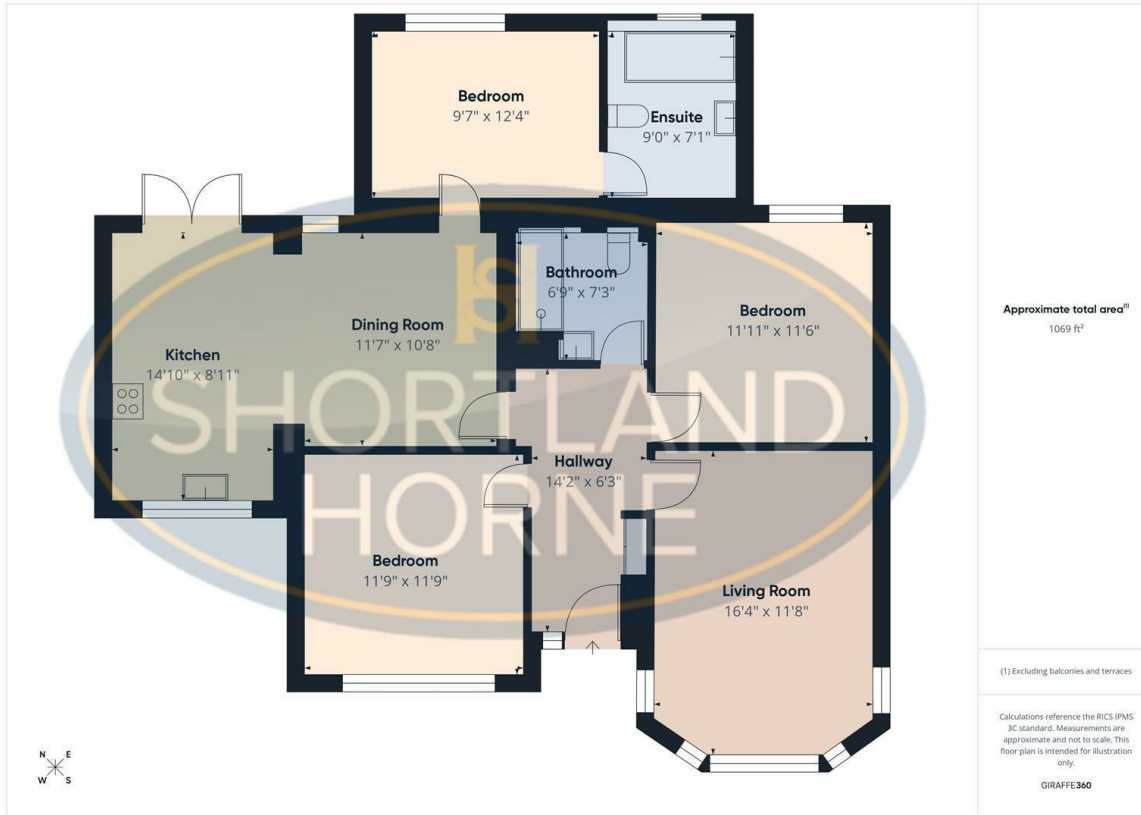
Ensuite

2.74m x 2.16m

Garage



# Floor Plan



Approximate total area<sup>m</sup>  
1069 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Total area: 1069.00 sq ft

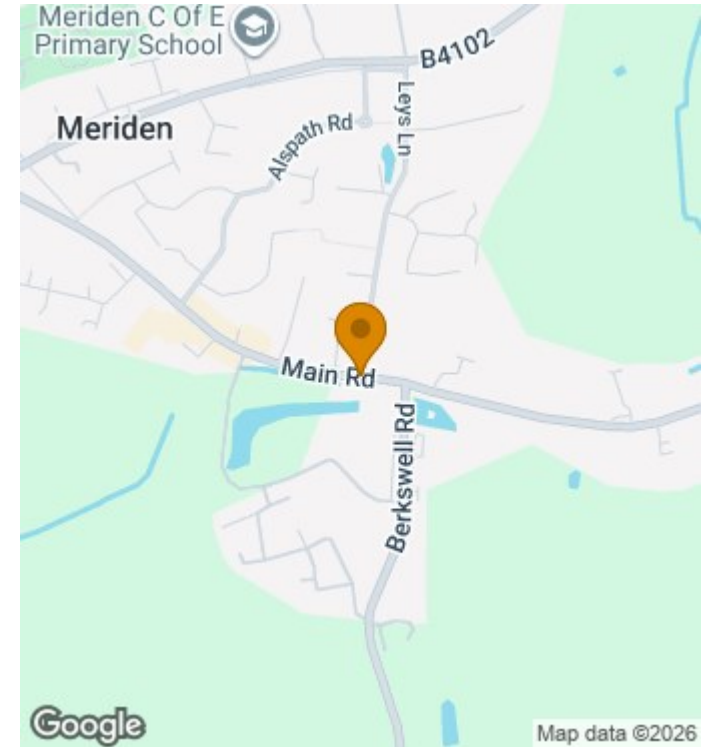
**Disclaimer**

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.  
**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.  
**Viewing** Strictly by arrangement through Shortland Horne.  
**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.  
**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.  
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

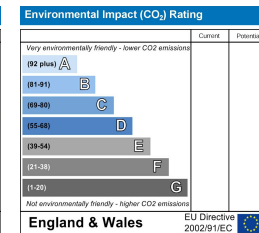
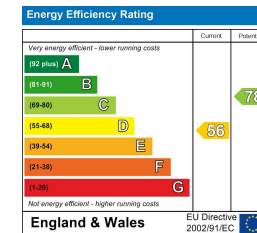
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.  
**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.  
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# Location Map



# EPC



📞 02476 222 123

✉️ [lettings@shortland-horne.co.uk](mailto:lettings@shortland-horne.co.uk) 📍 @ShortlandHorne

🌐 [shortland-horne.co.uk](http://shortland-horne.co.uk) 📍 Shortland-Horne

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