Arden Close, Meriden

Offers Over **£325,000**

xact HOMES

PROPERTY OVERVIEW

This three-bedroom semi-detached house offers spacious and versatile accommodation, ideal for families or those seeking comfortable living in a sought-after residential location.

The enclosed porch leads into a welcoming hallway that leads into to the through lounge and dining room, providing an inviting space for both relaxation and entertaining guests. The breakfast kitchen is thoughtfully designed with ample storage and worktop space, making it perfect for family meals and casual dining. Upstairs, the property boasts three genuine double bedrooms, each offering plenty of room for furnishings and personalisation, ensuring everyone in the household enjoys their own private retreat.

The family shower room is modern and well-appointed, featuring contemporary fixtures and fittings for convenience and style. Additional benefits include a single garage (providing secure storage or parking) and a private rear garden (ideal for outdoor enjoyment and relaxation). The property is situated close to the village centre, offering easy access to a range of shops, amenities, and services, as well as being within walking distance of the local primary school. This excellent location combines the peace of a residential neighbourhood with the convenience of nearby facilities, making it a superb choice for families and professionals alike. Viewing is by prior appointment with Xact on 01676 534 411.

PROPERTY LOCATION

The historic village of Meriden combines country living with exceptional, world-class transport links. Renowned as the traditional geographic heart of England, this picturesque community features a beautiful village green, the 12th-century St Laurence Church, and direct access to peaceful walking trails like the Heart of England Way. Meriden provides a tranquil village lifestyle while remaining perfectly positioned for commuting, the village sits just off the A45, providing rapid road access to the M42, M6, and M1 motorway networks. For rail and air travel, Birmingham International Station and Birmingham Airport are a mere 10-minute drive away, offering direct train lines to London Euston in under 75 minutes.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Semi-Detached
- Through Lounge / Dining Room
- Breakfast Kitchen
- Three Genuine Double Bedrooms
- Family Shower Room
- Single Garage
- Private Rear Garden
- Close to Village Centre & Local Primary School

PORCH
HALLWAY

LOUNGE/DINING ROOM
25' 3" x 10' 2" (7.70m x 3.09m)

BREAKFAST KITCHEN
11' 3" x 10' 2" (3.44m x 3.11m)

FIRST FLOOR

BEDROOM ONE
14' 2" x 10' 1" (4.31m x 3.07m)

BEDROOM TWO
11' 4" x 11' 1" (3.45m x 3.37m)

BEDROOM THREE
10' 1" x 10' 1" (3.07m x 3.07m)

SHOWER ROOM
11' 4" x 4' 11" (3.45m x 1.50m)

OUTSIDE THE PROPERTY

GARAGE
13' 1" x 7' 7" (4.00m x 2.30m)

TOTAL SQUARE FOOTAGE
112.9 sq.m (1215 sq.ft) approx.

DRIVEWAY PARKING MULTIPLE VEHICLES

REAR GARDEN

ITEMS INCLUDED IN THE SALE

All carpets and blinds, Some light fittings.

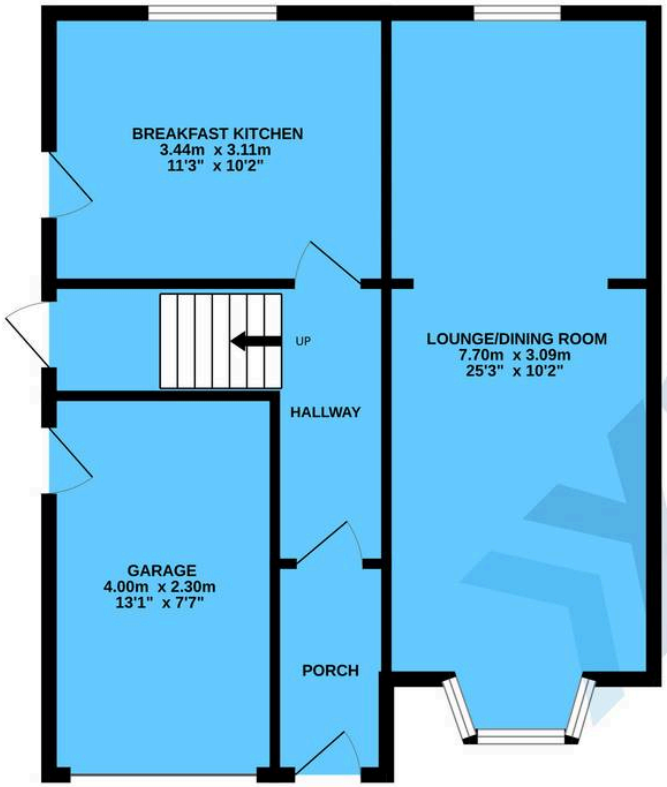
ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers. Loft space – boarded.

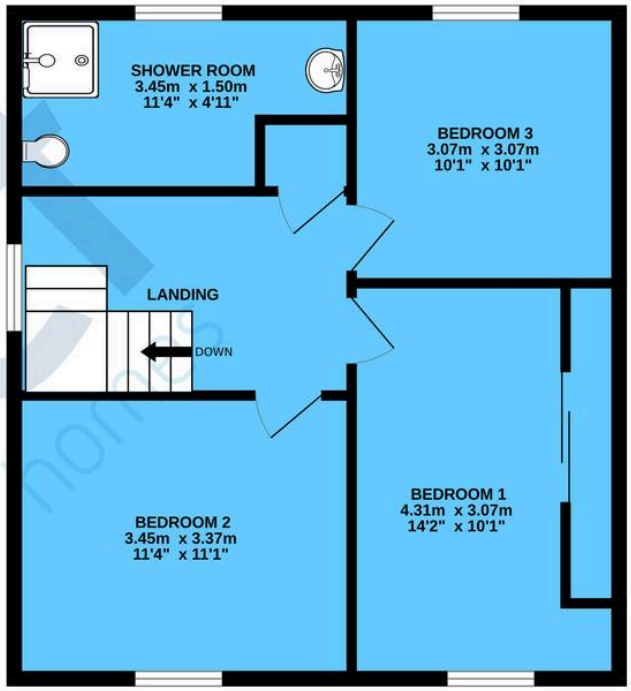
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 112.9 sq.m. (1215 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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