



**Yew Tree Back Lane, Meriden**  
**£440,000**



## Yew Tree Back Lane

Meriden, Coventry

### PROPERTY IN BRIEF

Welcome to Yew Tree, a beautifully presented, character-filled home set in a peaceful countryside semi-rural location. This charming property combines rustic elegance with semi-rural living. Featuring original wooden floors, exposed brickwork, and a stunning log burner in the spacious lounge. The flow-through layout downstairs includes a generous kitchen/ dining room including a country-style kitchen with ample prep space, and a separate utility/boot room. With French doors opening onto the patio, it's a perfect setup for summer BBQs and everyday family living. In addition, the garage was converted some years ago to offer a flexible space as home office, fourth bedroom or self-contained annexe opportunity with boot room/ store to kitchenette and separate shower room. Having its own front and rear independent access points.

Upstairs, the cottage continues to impress with three well-sized bedrooms, including a principal room with gorgeous field views and period features. The second bedroom to the rear offers the opportunity of en-suite with the plumbing in place, just need to add the sanitaryware. The bathroom is full of cottage charm with a corner bath and useful vanity storage. Outside, the tranquil rear garden offers multiple patio spaces and open neighbouring field views, providing a serene retreat just steps from your back door. To the front a stone driveway.

This home sits within Solihull's jurisdiction (Council Tax Band C) and offers the potential to improve its EPC from C to B. A unique, character-packed property with bags of charm and potential.

## APPROACH

Set back from the road and approached via a charming pebble driveway, Yew Tree Cottage offers a picture-perfect welcome. A storm porch adds practicality and character before you even step inside.

## DOWNSTAIRS LIVING

Step into a generous and character-rich lounge, where original wooden floors, exposed brickwork, and a feature log burner fireplace set the scene. This inviting space is both stylish and versatile, ideal for relaxing evenings. Despite being a country cottage there is ample room for large sofa and accompanying lounge furniture.

From the lounge, double doors open into a spacious kitchen/dining room—perfect for family meals or entertaining boasting French doors leading out onto the patio, while the dining area flows seamlessly into the kitchen and the separate utility/boot room. This is a great fun space and ideal for summer BBQs in warmer months.

The kitchen is brimming with country cottage charm, complete with traditional-style units, laminate worktops, and views out to the garden from the sink making washing up a little more enjoyable. The kitchen is fully equipped with a four-ring gas hob, integrated oven, and space for a fridge/freezer and additional white goods. One big tick list for any budding or established chef is worktop prep space— we've got you covered here. The kitchen delivers character, however, you may choose to modernise the kitchen, the price is reflecting the desire to upgrade.

A separate utility/boot room adds valuable functionality and alleviates the need for washing in the kitchen. This space offers extra worktop space, provisions for under-counter appliances, and a convenient home for the Combi 30 HE boiler. There is also access to the rear garden.





#### DOWNSTAIRS FLEXIBLE FOURTH BEDROOM/HOME OFFICE/ ANNEXE

The cottage has the added benefit of a large store room facing the front aspect with a further store behind and a downstairs shower/ W.C This extra space is ideal should you want to create a fourth bedroom or separate annexe. You could use the main room as bedroom/living space, the rear space as kitchenette and there is a shower room. You may look at this opportunity as a separate let/ Air B and B opportunity too.

#### UPSTAIRS ACCOMMODATION

Upstairs, the primary bedroom is a real retreat, boasting beautiful views over open fields. This generous double room features period features like a charming fireplace, along with alcoves ideal for wardrobes and plenty of floor space for additional furniture. Waking up in this room throughout the seasons is a real pleasure.

Bedroom two sits within the rear and looks out over the garden. It's another large double with the bonus of a separate storage room, which could easily be converted into an ensuite, subject to permissions as we are advised by the seller that there is the plumbing already in place, just would just need to add a suite of your choice.

Bedroom three is a well-sized single with views over the rear garden. Ideal for a younger family member, guest room, or a peaceful home office.

The family bathroom continues the cottage's charming aesthetic, featuring a corner bath with electric shower over, a matching WC, and a sink with vanity unit for handy storage.

#### OUTSIDE SPACE

The rear garden is a countryside haven. A spacious main patio area is perfect for dining al fresco, with steps leading up to a large lawn. A curved path guides you to a secondary, elevated patio, the perfect spot to unwind while soaking in views over open fields.



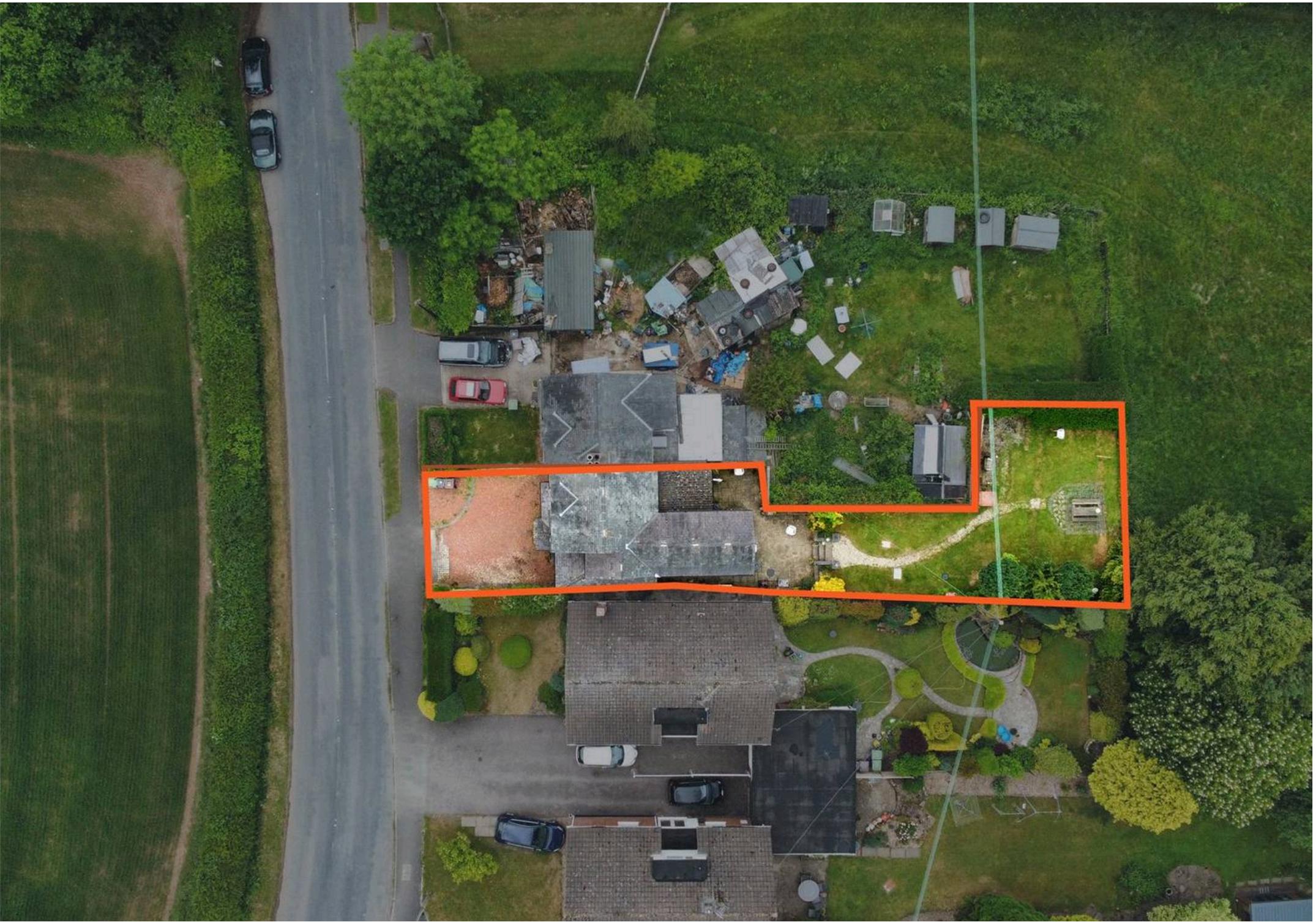














#### ADDITIONAL INFORMATION

We are advised the property is Freehold. Your solicitor must seek confirmation.

We are advised the property was built by Deeley's approx. 120 years ago

We are advised the council tax band C is payable to Solihull Metropolitan Borough Council.

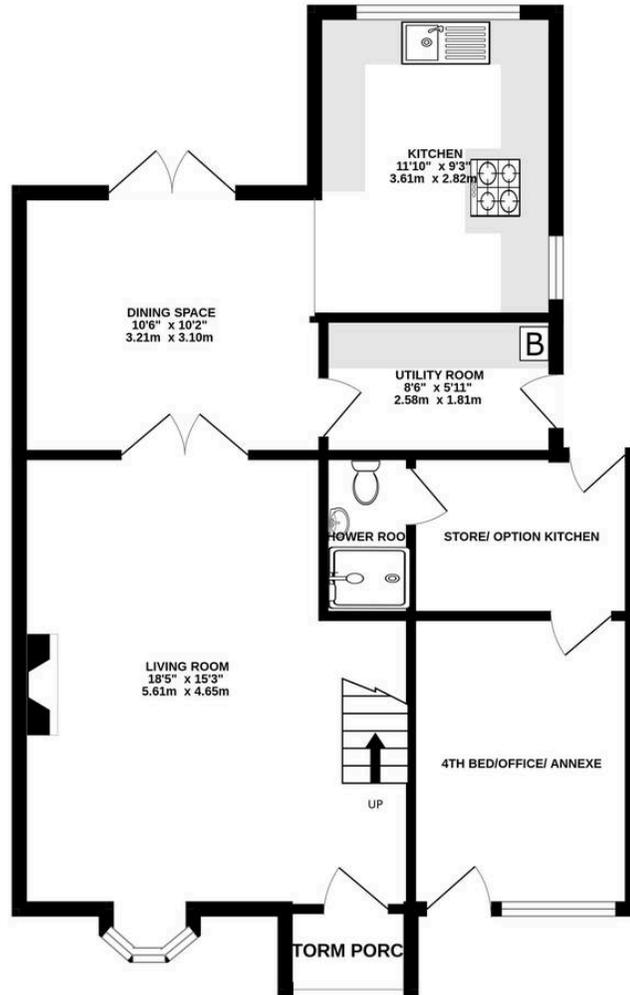
EPC - C74 potential to be B87 - report can be obtained from the agent upon request.

Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

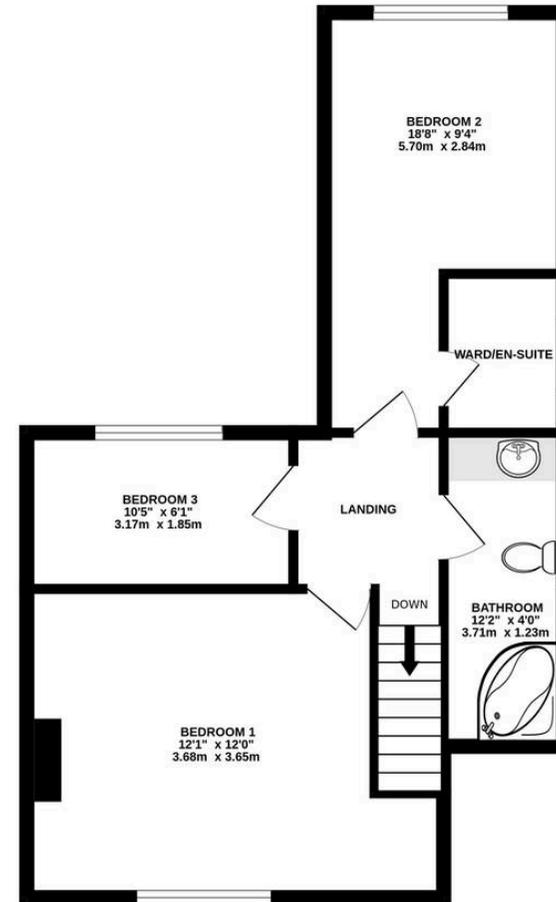
Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



THREE BEDROOM COTTAGE

TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) 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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