



Runnymede Cottage Kenilworth Road Meriden CV7 7LJ

for sale offers over
£695,000



Property Description

A beautiful and spacious three bedroom detached house with an additional two self-contained annexes. With fantastic views of the countryside to the rear and conveniently located on the outskirts of Hampton-in-Arden, with easy access to Balsall Common and Meriden, and just a short drive to Birmingham Airport and Warwick University, this really is the perfect location that combines seclusion and convenience. The house itself is finished to a beautiful standard and offers plenty of space across both storeys. In addition are the two detached one bedroom annexes, each with their own kitchens and shower rooms.

The main house offers an entrance hallway, lounge, dining room, and a kitchen with integrated appliances, along with three bedrooms, including a master with ensuite, and a family bathroom. Annexe One features a kitchen, bedroom, and shower room, while Annexe Two provides a lounge/kitchen, bedroom with dressing area, and shower room. Externally, the property benefits from a generous driveway for ample off-road parking and a landscaped rear garden.

Dining Room

Triple glazed bay window to the front, log burner within open chimney breast leading through to lounge, patio doors leading to the rear, oak flooring.

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include, electric oven and grill with induction hob and cooker hood above, integral dishwasher, space and plumbing for automatic washing machine and fridge freezer, triple glazed bay window to the front and double glazed window to the rear, door leading to patio.

First Floor Landing

Two triple glazed windows to the front.

Bedroom One

Triple glazed windows to the front and rear.

Ensuite

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

Bedroom Two

Fitted wardrobes providing hanging and shelving space, triple glazed window the front and double glazed window to the rear.



Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor landing.

Lounge

Window to the rear, log burner set within an open chimney breast leading through to the dining room.

Bedroom Three

Built in wardrobes providing hanging and shelving space, double glazed window to the rear and door giving access to flat roof over living room.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, bath with shower over, heated towel rail and obscure double glazed

Annexe 1

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven and hob, space and plumbing for dishwasher, double glazed window to the side.

Bedroom

Window to the rear

Shower Room

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, shower cubicle, heated towel rail and obscure glazed window to the side.

Annexe 2

Lounge / Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces and peninsula, sink and drainer unit with mixer tap, appliances to include, electric oven and induction hob with cooker hood above, integral fridge freezer, space and plumbing for dishwasher, window to the rear, patio doors to the rear and side, vaulted ceilings with two Velux windows.

Bedroom

With dressing area and window to the side.

Bathroom

Fitted with a suite comprising of low level WC, wash hand basin fitted into vanity unit, shower with twin heads, extractor fan and double glazed window to the side.

Outside

Front Of Property

To the front of the property, a gravel in-and-out driveway provides ample parking, complemented by mature shrubs and side access.

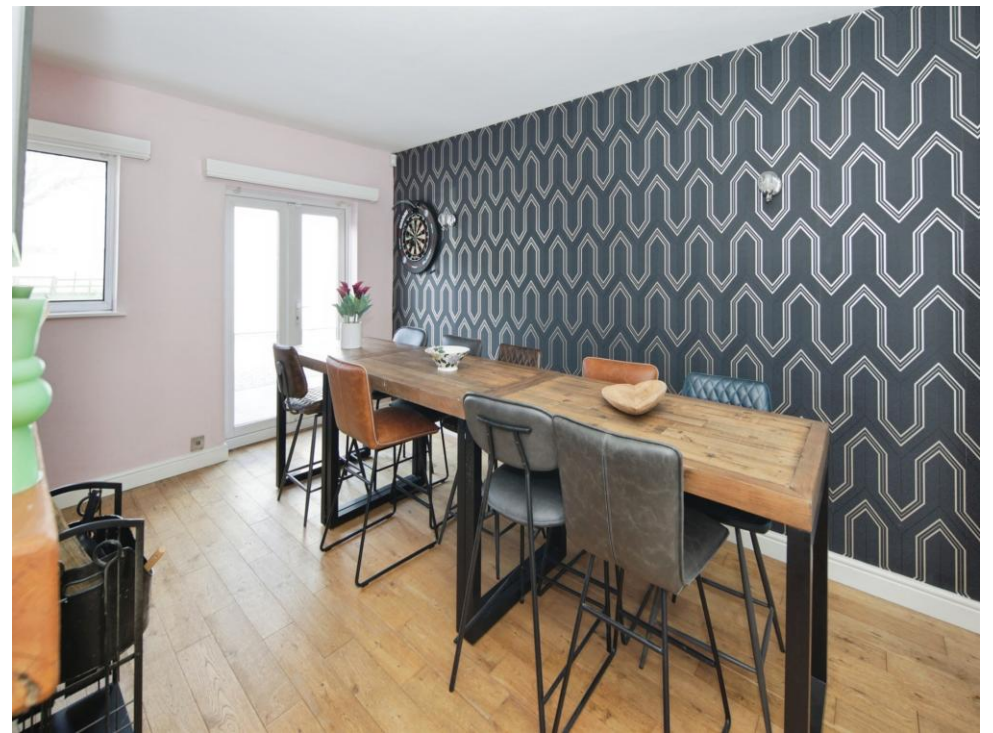
Rear Of Property

Private rear garden predominantly laid to lawn, complemented by a slate patio area and enjoying beautiful open field views.

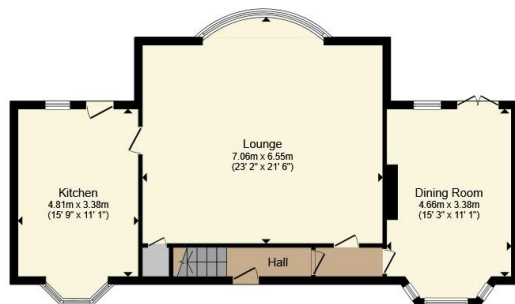
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Ground Floor



First Floor



Annex 2



Annex 1

Total floor area 209.9 m² (2,259 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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150 Station Road Balsall Common
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EPC Rating: E Council Tax
Band: E

view this property online atkinsonstilgoe.co.uk/Property/BAL106710

Tenure: Freehold



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Property Ref: BAL106710 - 0010