



Mountain Ash Back Lane, Meriden
£895,000



Mountain Ash Back Lane

Meriden, Coventry

Ginger are delighted to offer this flexible 5/6 bedroom extended detached family home located on the popular Back Lane within a semi-rural setting yet close to Meriden, Berkswell, Balsall Common and major commuting points such as motorways, Berkswell Train Station, Birmingham International, NEC and excellent schools close by. The property is also handy for the local farm shops, public footpaths for country walks and with local shops and amenities close by in neighbouring villages. Enjoying the benefit of fields opposite, and an extensive rear garden as well as a generous front driveway. The home has been extended over the years to offer generous and flexible accommodation. Firstly, a large dining room with tri-folding doors into the extended kitchen/breakfast/ sitting area having a utility off, downstairs cloakroom and a downstairs study, which if you needed, could easily make the sixth bedroom. Furthermore, there is a family lounge with sliding patio doors and focal fireplace, principal bedroom with a separate dressing room and separate en-suite on the ground floor, and bedroom number four with a separate living area/games room adjoining it on the ground floor as well. Upstairs, works really well for the kids to have their own space, with three good sized bedrooms and the family bathroom. This property really needs to be viewed to appreciate the accommodation and generous floor space, and to understand the dimensions and how this home could work with all its flexible uses. APPROACH As a family house, this property is certainly not short of parking space for multiple cars. With its semi-rural location upon a nice country lane, you drive through a farm gate to arrive home. The drive gives access to the garage, with access around the side of the house to the rear garden, having an EV charging point, and a stand-out storm porch to welcome you home. This is a nice and sunny frontage on a good sunny day, and has the perfect spot for an outdoor patio set to sit outside.

- Extensive rear gardens, large driveway and garage
- Extended kitchen/breakfast/ sitting room
- Short reach to Berkswell, Meriden, and Balsall Common
- Large family living room with feature fireplace
- Separate family dining room and separate study/Bed 6/ Annexe opportunity

LIVING ACCOMMODATION

Once inside, you are welcomed by a bright entrance hallway with wood flooring, creating an immediate sense of tradition. The hallway provides access to the ground floor rooms, along with a useful storage cupboard and a recess ideal for bookshelves. At the front of the house are the study and dining room. The study overlooks the driveway and is a versatile space, ideal as a home office, games room, or even an additional bedroom if required, and includes a double-door storage cupboard and radiator.

The dining room is bright and spacious, featuring a large south-facing bay window and an additional side window that brings light into the staircase leading to the first floor. Wood flooring continues from the hallway, complemented by neutral décor, a feature gas coal-effect fire, and tri-fold glazed doors that open into the extended kitchen/sitting area. This connection creates a practical layout for family life and entertaining.

The kitchen is filled with natural light from bi-fold doors to the patio and garden, along with a lantern roof light. It offers high-gloss cream wall and base units, solid wood worktops, a breakfast bar with modern sink, built-in dishwasher, space for a Range cooker and American-style fridge/freezer, and ample storage and preparation space. The adjoining sitting area provides a relaxed place for sofas or informal dining while enjoying garden views.

A separate utility room off the kitchen includes additional units, a 1½ sink, the Worcester boiler, storage, and space for laundry appliances. The hallway also leads to a cloakroom with WC and basin. At the rear, French doors open into a spacious L-shaped living room overlooking the garden, with sliding patio doors, a feature fireplace, and plenty of space for seating and media.

Beyond the living room is a flexible reception room currently used as a games room, ideal as an office, cinema room, or lounge. It leads to the fifth bedroom, a bright room with neutral décor, a skylight, and side windows. This area could provide a private suite for a teenager, guests, or an elderly family member needing ground-floor accommodation.





PRINCIPAL BEDROOM SUITE

We have talked about the three bedrooms on the first floor, whereas the principal bedroom suite and the fifth bedroom are located on the ground floor. This spacious principal bedroom suite is a lovely size, lovely and bright having window looking across to the open fields, with fitted shutter blinds, and plenty of floor space for a super-large bed and plenty of free-standing furniture if needed. However, you won't need any wardrobes, as leading off from this principal bedroom is a large dressing room. This nice sized dressing room is fitted out with plenty of storage, having opening skylight to draw light into the space, and the further door leading to the principal en-suite shower room. The en-suite is beautifully styled providing good vanity storage space for your toiletries, plenty of counter space for diffusers and mirrors, with modern splash-back tiling around the walls, offering a wash basin and mixer tap, a WC with dual flush, and a conveniently placed shaver point and window. The en-suite also has a corner shower with mains-fed rain head controls and sliding door and ladder radiator for towels.



UPSTAIRS BEDROOMS AND BATHROOM

Welcome upstairs. The configuration of this property is flexible as we know, and having two/three bedrooms downstairs and three upstairs adds to the flexibility of this home. The upstairs bedrooms are great for the younger members of the family to effectively have their own floor with three good bedrooms and a large family bathroom. The largest of the bedrooms is set at the front of the house, enjoying the most delightful view looking into local farmers fields. What a fabulous way to start your day and put you in the right frame of mind. This is a spacious bedroom having a double glazed window to the front with a radiator underneath, delivering excellent floor space, perfect for large bedside tables, cabinets and wardrobes. The second bedroom on this floor is also set to the front to take in the country views as well. This double room is a nice size, lovely and bright with a large window, again, perfect for the younger member of family or guest to have a double bed and plenty of floor space for wardrobes. The smallest of the three bedrooms is set to the rear of the house looking into the extensive rear garden, again, through a large double glazed window. Although this is the smallest on the top floor, it is a larger single bedroom, and as you will see easily accommodates the younger members bed, cabinets and having the benefit of a built-in double sized wardrobe as not to take up any further floor space. The family bathroom on this floor is a great size having the benefits of both a corner bath with a Victorian-style mixer tap and a separate shower also with mains-fed control. In addition, there is a Heritage period-style wash basin as well as a Heritage bidet and WC. The bathroom has a frosted double glazed oak window to the rear elevation, a radiator and tiled around all the walls with easy to manage flooring. The landing gives access to all three bedrooms and the family bathroom as well as having a handy airing cupboard for additional storage for towels and linen.



OUTSIDE SPACES GARDEN

Normally when choosing a house that is semi-rural, one of the things on your shopping list is a large garden, and this property certainly does not disappoint. In fact, the house is set on a large plot and with the field opposite, you can't help feeling surrounded by the country. First of all as you step out from the house either from the bi-fold doors in the kitchen, or the sliding patio doors in the family living room, you arrive on a deep patio which is perfect for your outdoor dining set, sun loungers and perhaps a hot tub. The lawn is certainly extensive, being beautifully landscaped with lots of planting areas, shrubs, trees and a feature willow in the centre of the garden. This really is a kids and family dogs haven to be able to run free, and play hide and seek the hours away. To the very rear of the garden is a shed with fruit trees and being quite separated from the first part of the garden which means you can landscape this further to create various zones, perhaps a summer house, gym cabin etc.. the possibilities are endless.

GARAGE

The garage is a nice size, having lighting and power, where the current owners have boarded out the higher level to provide some additional platform for further storage.



ADDITIONAL INFORMATION

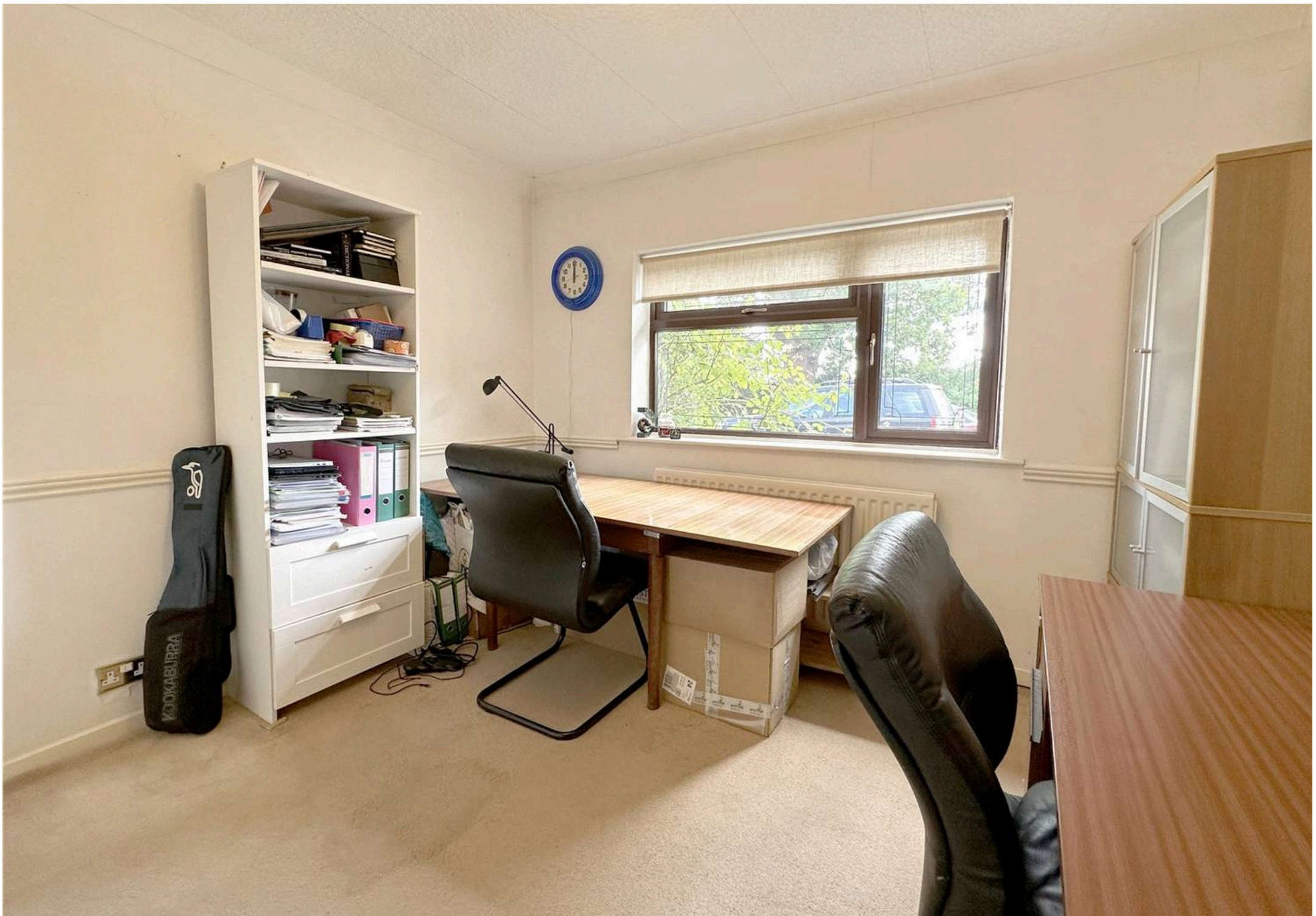
We are advised the property is Freehold. Your solicitor must seek confirmation. We are advised the council tax band F is payable to Solihull Metropolitan Borough Council. EPC - Current C71 Potential C76 - Full report can be obtained from the agent. Ginger have not checked appliances nor have we seen 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.



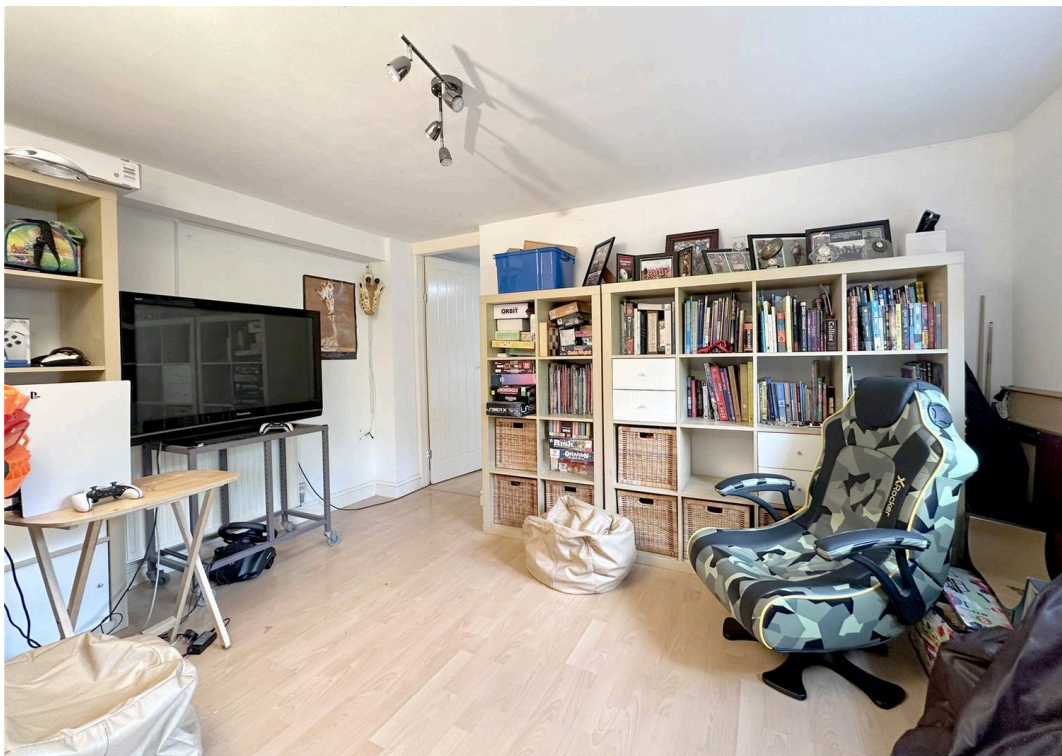
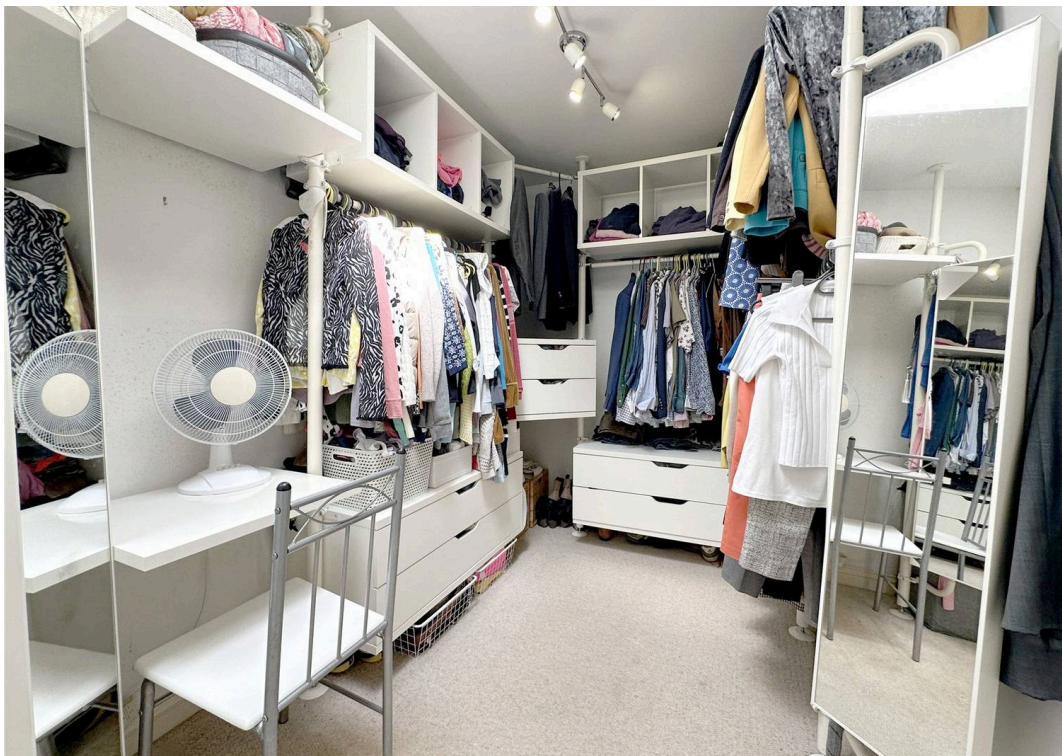






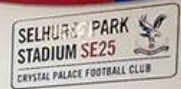












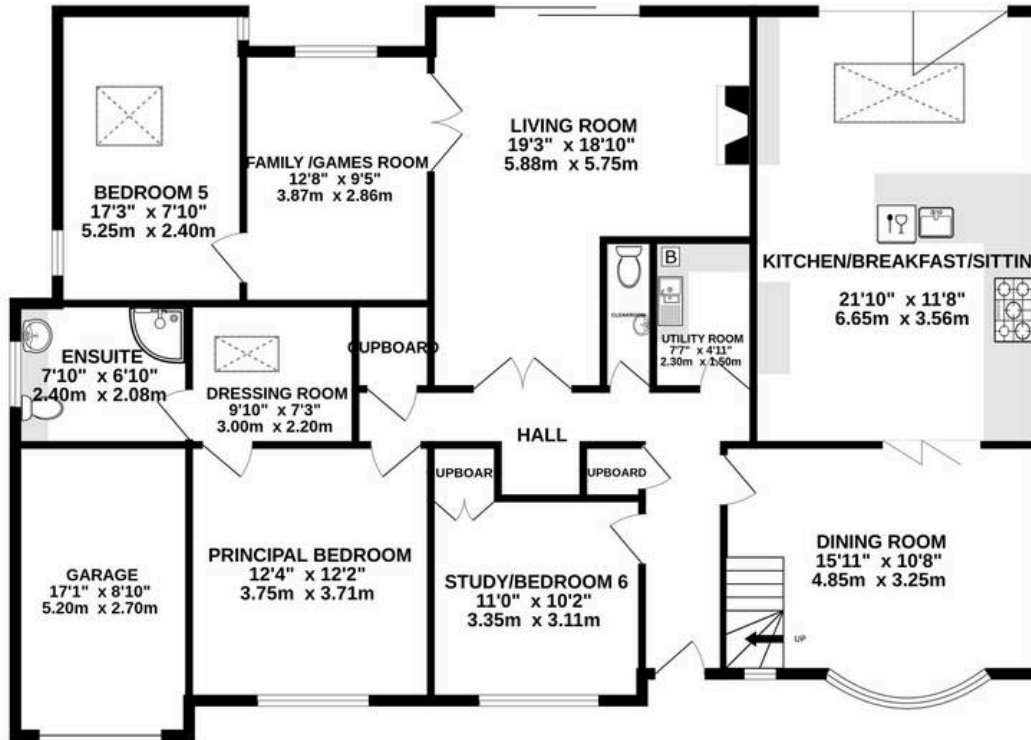




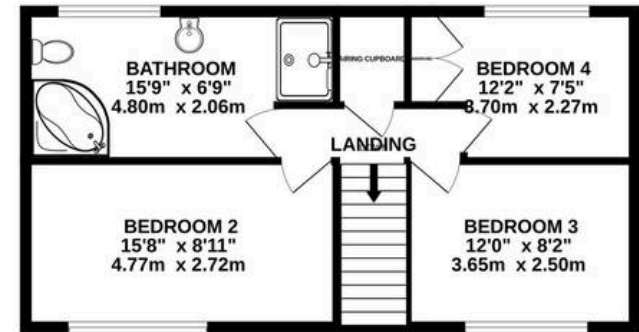




GROUND FLOOR
1732 sq.ft. (160.9 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



5/6 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 2222 sq.ft. (206.4 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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