





Property Description

Immaculately presented; this large four-bedroom detached home in Meriden is finished to the highest standard and offers spacious, versatile accommodation for modern family life. Featuring three large reception rooms, a beautifully finished kitchen, utility and four great sized bedrooms, with an ensuite to the master, driveway and garage with EV charger. Set in the desirable village of Meriden, the property benefits from a peaceful cul-de-sac location while remaining within easy reach of local shops, bars, Meriden C of E Primary School and commuter routes to Solihull, Coventry and Birmingham.

Approach

Front door leads through to inner hallway, in turn leading to reception hallway.

Reception Hallway

Having staircase rising to the first floor and understairs storage cupboards.

Lounge

21' 10" Into bay x 11' 7" (6.65m Into bay x 3.53m)

Bay window to the front, feature fireplace with gas fire fitted and marble surround, patio doors through to:

Conservatory

12' 2" x 10' 2" (3.71m x 3.10m)

UPVC and brick built with double patio doors leading to garden, tiled flooring.

Dining Room

11' 4" Into bay x 9' 8" (3.45m Into bay x 2.95m)

Bay window to the rear.

Kitchen

12' 10" x 8' 11" (3.91m x 2.72m)

Fitted with a range of base and wall mounted units with complementary granite work surfaces, sink and drainer unit with mixer tap, appliances to include AGA Rangemaster gas oven and grill with hob, hot plate with cooker hood above, integrated dishwasher, space for fridge freezer, windows to the rear and side, door through to:

Utility

9' 4" x 4' 8" (2.84m x 1.42m)

Fitted with base and wall mounted units with complementary granite work surfaces, stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine and tumble dryer, door leading to the side.

Guest Cloakroom

Fitted with a white suite comprising of Low level WC and wash hand basin fitted into vanity unit.

Family Room / Study

17' 11" Max x 16' Max (5.46m Max x 4.88m Max)

Windows to the front and side.

First Floor Landing

Staircase rising to the first floor, feature window to the front.

Master Bedroom

13' 10" Max x 12' 11" Max (4.22m Max x 3.94m Max)

Window to the rear overlooking garden, door through to:

Ensuite

Fitted with a suite comprising of low level WC, twin wash hand basins fitted into vanity unit, double walk-in shower cubicle, Amtico flooring and obscure glazed window to the front.

Bedroom Two

9' 10" x 8' 11" (3.00m x 2.72m)

Window to the rear.

Bedroom Three

11' 11" x 9' 11" Max (3.63m x 3.02m Max)

Fitted wardrobes providing hanging and shelving space, window to the rear.

Bedroom Four

11' 11" Max x 8' 4" Max (3.63m Max x 2.54m Max)

Window to the front.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin with mixer tap, P shaped bath with shower and shower screen fitted, cosmetics cabinet, Amtico Flooring and obscure glazed window to the front.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking for three cars giving direct access to garage.

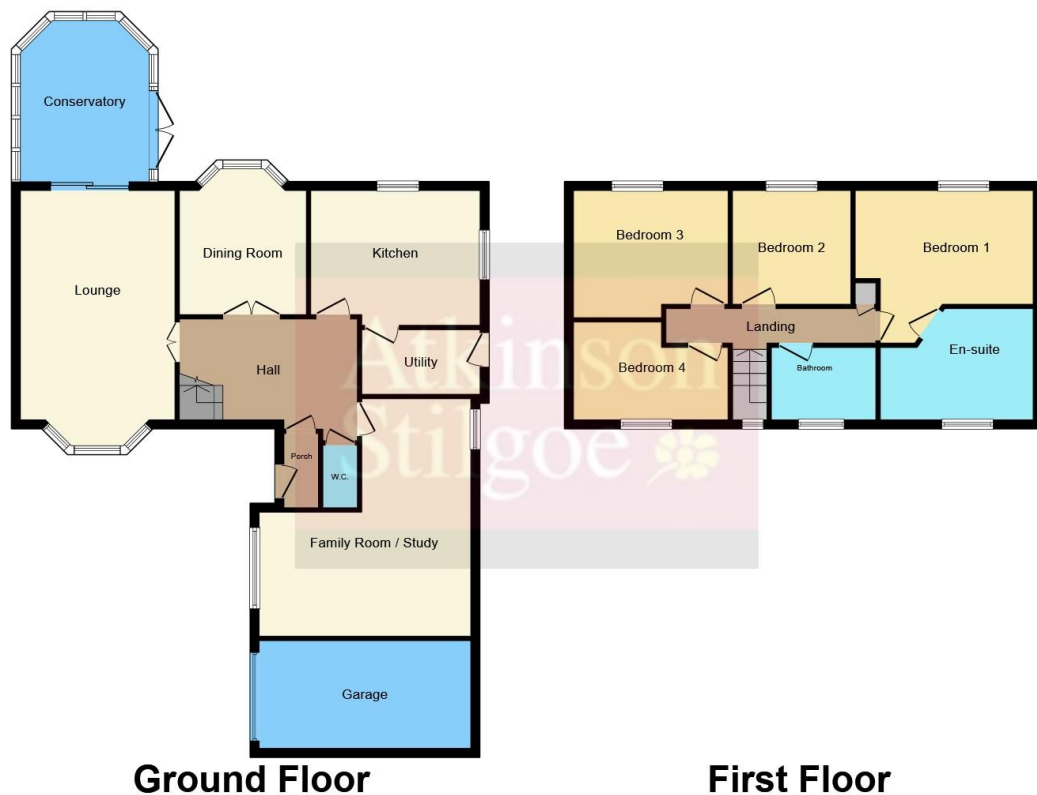
Rear Of Property

Low maintenance rear garden, with raised planters.

Garage

Crocodile automatic roller door, with light, power and EV charging point.





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.focalagent.com

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150 Station Road Balsall Common
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EPC Rating: C Council Tax
 Band: G

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Tenure: Freehold



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