





Property Description

A beautifully presented and surprisingly spacious three-bedroom end-terrace family home, ideally situated in the sought-after village of Meriden. The property offers excellent family accommodation, including a spacious lounge/diner, generous modern kitchen and guest cloakroom to the ground floor. To the first floor are three bedrooms, including two generous double bedrooms, a family bathroom and an en-suite shower room to the master bedroom.

A particular feature of the property is the south-facing rear garden, which enjoys countryside views and houses a fully insulated and powered detached garden room. The room provides genuinely flexible additional space and would make an ideal home office, gym, hobby room, playroom or studio.

The property also benefits from two allocated parking spaces within a private courtyard, an EV charging point, an EPC rating of B and a convenient village location close to local shops, pubs, transport links and Meriden C of E Primary School.

The combination of spacious internal accommodation, generous bedrooms, en-suite facilities, south-facing garden with countryside views and a detached garden room makes this an unusually versatile modern family home.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor, understairs storage cupboard, tiled flooring.

Guest Cloakroom

Fitted with low level WC, wash hand basin fitted into vanity unit and obscure glazed window to the side.

Lounge / diner

Window to the rear, feature fireplace with electric fire fitted, patio doors leading to garden.

Kitchen

Fitted with a range of base and wall mounted units with complementary Quartz work surfaces, stainless steel sink and drainer unit with mixer tap, appliances to include, electric oven and grill with cooker hood above, integrated Neff fridge freezer, integrated Neff dishwasher, automatic washer/dryer and window to the front.

First Floor Landing

Staircase rising from the hallway and airing cupboard.

Bedroom One

Fitted wardrobes providing hanging and shelving space, window to the front, door through to:

Ensuite

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, shower cubicle, extractor fan and heated towel rail.

Bedroom Two

Generous double bedroom with fitted wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Bedroom Three

Window to the rear overlooking garden, loft hatch giving access to part boarded roof space with ladder.

Family Bathroom

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

Outside

Front Of Property

Two allocated parking spaces within a private courtyard and EV charging point.

Rear Garden

South-facing rear garden featuring low-maintenance artificial lawn, a decking area, and stunning countryside views.

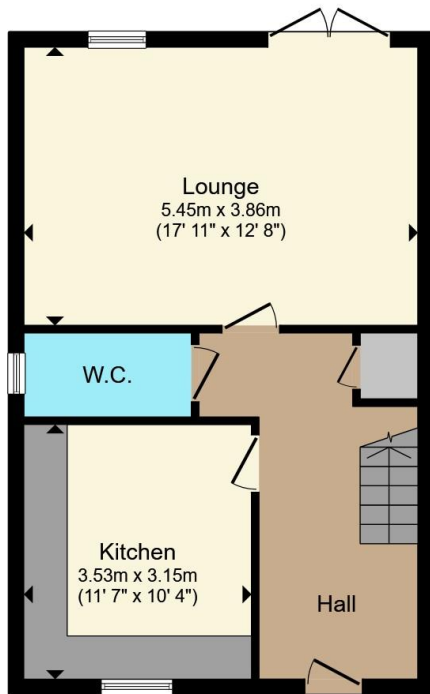
Garden Room

Detached, fully insulated garden room providing flexible additional space. The room benefits from power, electric radiator heating, spotlights, patio doors and attractive cedar-clad exterior. Ideal for use as a home office, gym, hobby room, studio or other flexible space.

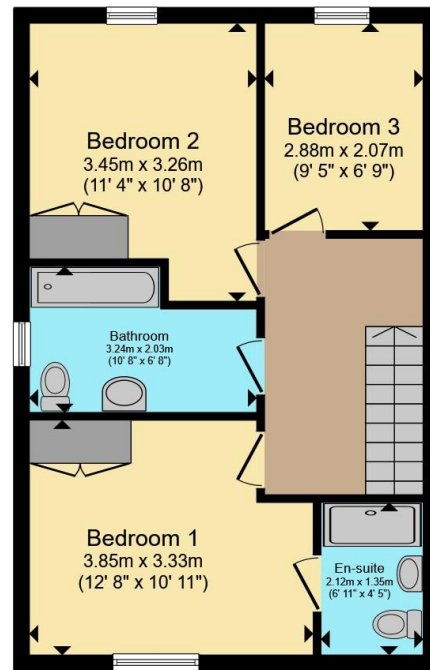
Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

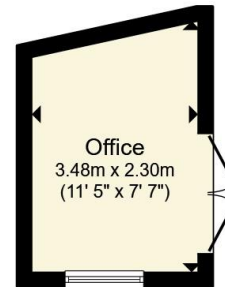




Ground Floor



First Floor



Outbuilding

Total floor area 102.9 m² (1,108 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: B Council Tax
Band: D

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL107029



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