



Meer End Road, Honiley

Guide Price £975,000

xact  
EXCLUSIVE





#### PROPERTY OVERVIEW

A unique opportunity to acquire this former Chapel which was converted for residential use in 1969. Standing in grounds of just over 0.4 acre and being ideally located for access to Kenilworth, Warwick, Solihull & Balsall Common the property contains a wealth of character features whilst providing a very practical living space in excess of 2300sq ft.

Being set well back from the road with views over open countryside in all directions the property provides potential purchasers with:- enclosed porch, entrance hallway, magnificent vaulted living / dining room, sitting room, kitchen, sun room overlooking the rear garden, utility room and guest WC. On the first floor, which can be accessed by two separate staircases, there are four double bedrooms (1 x en-suite) and a family bathroom.

Outside the property is set well back from the road behind a sweeping driveway providing parking for multiple vehicles with a detached triple car garage. The grounds surround the property with views over open countryside in all directions with the rear elevation being Westerly facing.

Viewing of this unique character property is by prior appointment only with Xact on 01676 534 411.



## PROPERTY LOCATION

Balsall Common is a well established village in a rural setting within easy access of Solihull, Coventry and Birmingham, providing excellent access to road, rail and airport links. The village benefits from well regarded primary and secondary schools and local leisure amenities include cricket, tennis and golf clubs. There is a thriving village centre with a wide variety of shops, a supermarket and numerous quality restaurants in addition to a dentist and doctors surgery also being based within the village.

Council Tax band: G

Tenure: Freehold

- Four Bedroom Converted Chapel
- Stunning Rural Location
- Midway Between Kenilworth / Warwick / Solihull
- Over 2300sq ft
- Plot in Excess of 0.4 Acre
- Triple Car Garage & Extensive Off Road Parking
- Potential to Modernise & Extend (STPP)
- West Facing Rear Garden





**PORCH**

**ENTRANCE HALLWAY**

**WC**

8' 0" x 6' 11" (2.44m x 2.11m)

**LIVING ROOM**

16' 5" x 11' 0" (5.00m x 3.35m)

**DINING ROOM**

18' 1" x 14' 9" (5.51m x 4.50m)

**SITTING ROOM**

18' 1" x 9' 10" (5.51m x 3.00m)

**HALL**

**SUN ROOM**

17' 1" x 9' 10" (5.21m x 3.00m)

**KITCHEN**

12' 10" x 9' 11" (3.91m x 3.02m)

**UTILITY ROOM**

8' 2" x 6' 5" (2.49m x 1.96m)



## **FIRST FLOOR**

### **BEDROOM ONE**

17' 1" x 9' 10" (5.21m x 3.00m)

### **BEDROOM TWO**

16' 1" x 11' 0" (4.90m x 3.35m)

### **ENSUITE**

7' 10" x 6' 11" (2.39m x 2.11m)

### **BEDROOM THREE**

15' 5" x 12' 10" (4.70m x 3.91m)

### **BEDROOM FOUR**

12' 8" x 9' 10" (3.86m x 3.00m)

### **BATHROOM**

7' 10" x 7' 1" (2.39m x 2.16m)

### **TOTAL SQUARE FOOTAGE**

225 sq.m (2422 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **TRIPLE GARAGE**

23' 9" x 17' 11" (7.24m x 5.46m)

## **WRAP AROUND GROUNDS**

## **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, all carpets, curtains, blinds and light fittings, garden shed and CCTV.

#### **ADDITIONAL INFORMATION**

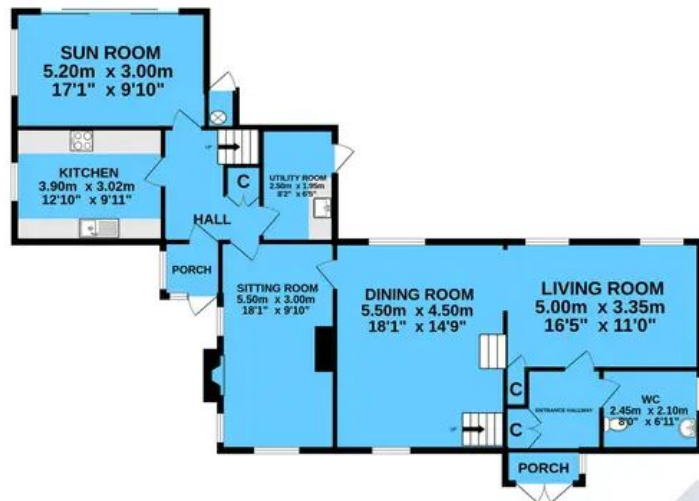
Services - water meter, oil and Klargestor Bio Disc domestic treatment plant. Broadband - EE. Three Loft spaces - boarded with ladder and lighting.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 225.0 sq.m. (2422 sq.ft.) 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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# Xact Homes

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