





## Property Description

A two bedroom detached bungalow situated in a quiet cul-de-sac location in the Village of Meriden known as the centre of England, with its range of shops, pubs, restaurants, amenities and duck pond. briefly comprising entrance hallway, lounge, dining room, kitchen, two bedrooms and family bathroom. In addition there is a driveway providing off road parking, garage, front and rear garden. This property is sold as seen with no onward chain.

## Approach

Entrance porch with door to the side leading to front door, in turn leading through to entrance hall.

## Entrance Hallway

With built in cloaks cupboard, door through to:

## Lounge

19' x 13' 3" ( 5.79m x 4.04m )

With patio doors to the rear leading to garden and open plan to dining area.

## Dining Room

9' 10" x 9' 7" ( 3.00m x 2.92m )

Having window to the rear and door through to kitchen.

## Kitchen

11' 9" x 9' 10" ( 3.58m x 3.00m )

Fitted with a range of base and wall mounted units with complementary work surfaces, four ring gas hob with electric oven, UPVC double glazed window and door to the side leading to garden.

## Bedroom One

13' 7" x 9' 10" Into wardrobes ( 4.14m x 3.00m Into wardrobes )

Having built in wardrobes to one wall providing hanging and shelving space and window to the side.

## Bedroom Two

13' 2" x 8' 9" ( 4.01m x 2.67m )

With window to the front.

## Family Bathroom

Fitted with a suite comprising of low level WC, wash hand basin fitted into vanity unit, double walk-in shower, cosmetics mirror, heated towel rail and obscure glazed window to the side.

## Outside

To the front of the property there is a driveway giving direct access to garage with garden to the side.

## Rear Garden

Enclosed rear garden having lawn and patio, gated side access.

## Garage

Fitted with electric up and over door.





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](http://www.focalagent.com)



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EPC Rating: D Council Tax  
 Band: D

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Tenure: Freehold



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