



Mons Avenue, Meriden

Offers Over £650,000





PROPERTY OVERVIEW

This beautifully presented four-bedroom detached house offers spacious and versatile accommodation, ideal for modern family living. Upon entering, you enter into the hallway which leads to the main living areas. The generous living room provides a comfortable space for relaxation or entertaining guests, while the separate office/study is perfect for those working from home or seeking a quiet retreat. The heart of the home is the stunning large breakfast kitchen, which seamlessly flows into the orangery, creating a light-filled and sociable space for dining and every-day family life. The kitchen is thoughtfully designed with contemporary fittings and ample storage, making it both practical and stylish. Upstairs, the principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, offering a private sanctuary. Bedrooms two and three also feature fitted wardrobes, providing excellent storage solutions, while the fourth bedroom offers flexibility as a guest room, nursery, or additional office space. The family bathroom is finished to a high standard with quality fixtures and a fresh, modern aesthetic. Additional features include hot and cold air conditioning in the living and main bedroom, and a garage and driveway parking, ensuring convenience for multiple vehicles.





This property is meticulously maintained throughout, with tasteful décor and quality finishes that create a welcoming and comfortable atmosphere. The layout is well-proportioned, catering to the needs of a growing family or those seeking extra space. Located in a sought-after area with easy access to local amenities, schools, and transport links, this impressive home is ready to move into and enjoy.

Viewing is by prior appointment with Xact on 01676 534 411.

PROPERTY LOCATION

Meriden village is located at the heart of England and comprises of a small village enjoying a semi-rural atmosphere with local shops, hotels, restaurants and inns. Meriden is surrounded by open countryside, yet is well placed for access to Solihull, Coventry and Birmingham with fast routes to the N.E.C., motorway system, Birmingham International Airport and Railway Station.

Council Tax band: F

Tenure: Freehold



- Four Bedroom Detached House
- Beautifully Presented Throughout
- Large Breakfast Kitchen Into Orangery
- Living Room and Office / Study
- En-Suite Principal Bedroom
- Family Bathroom
- Garage & Driveway Parking
- Private Rear Garden



HALLWAY

WC

LIVING ROOM

12' 1" x 16' 9" (3.69m x 5.11m)

OFFICE/STUDY

6' 6" x 10' 2" (1.97m x 3.09m)

BREAKFAST KITCHEN

25' 9" x 10' 2" (7.84m x 3.10m)

ORANGERY

11' 6" x 11' 8" (3.51m x 3.56m)

INTEGRAL GARAGE

8' 10" x 17' 11" (2.68m x 5.45m)

FIRST FLOOR

PRINCIPAL BEDROOM

9' 11" x 10' 0" (3.03m x 3.05m)

ENSUITE

6' 0" x 5' 0" (1.84m x 1.52m)

BEDROOM TWO

9' 8" x 11' 2" (2.94m x 3.41m)

BEDROOM THREE

8' 8" x 12' 2" (2.65m x 3.72m)

BEDROOM FOUR

7' 7" x 6' 11" (2.31m x 2.12m)

BATHROOM

6' 8" x 5' 9" (2.02m x 1.76m)

TOTAL SQUARE FOOTAGE

147.0 sq.m (1585 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

AEG integral oven, AEG integral hob, AEG extractor, AEG fridge/freezer, Beko dishwasher, AEG washing machine, underfloor heating (orangery), hot and cold air conditioning in the living and main bedroom, garden shed, all carpets and blinds, some light fittings, CCTV, car charging point (fitted May 2025), freestanding wardrobe in one bedroom, desk in office/study and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

Broadband – FTTP (fibre to the premises).

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.

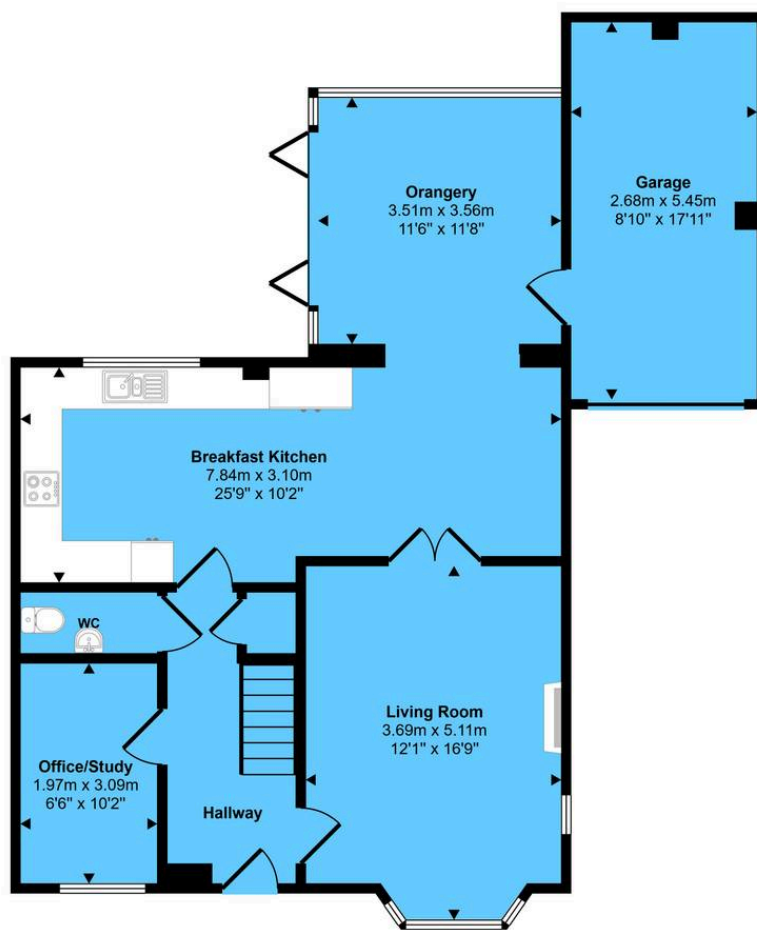
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

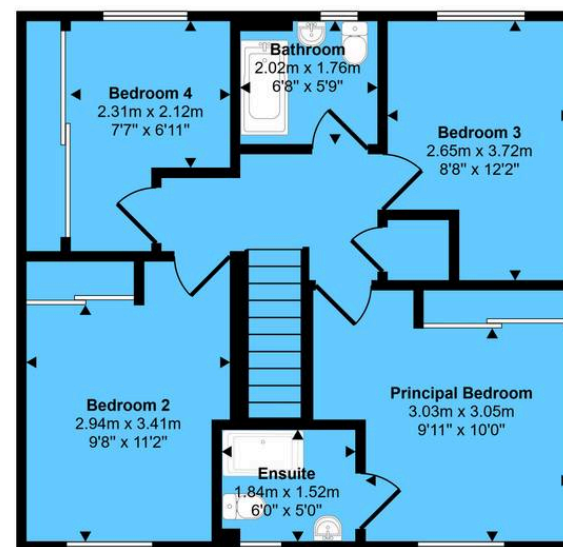
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
147 sq m / 1585 sq ft



Ground Floor
Approx 88 sq m / 949 sq ft



First Floor
Approx 59 sq m / 636 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

170 Station Road, Balsall Common – CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

