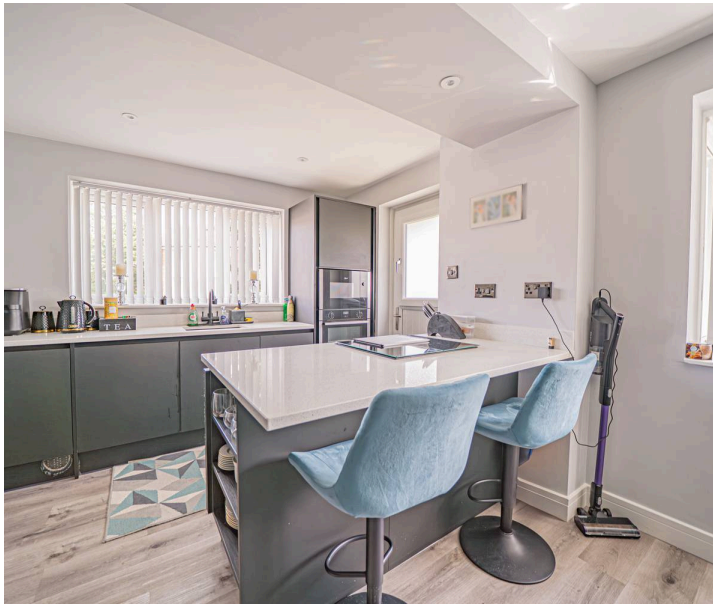
Fairfield Rise, Meriden

Offers in Region of **£359,950**

xact HOMES



PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached house, situated in the heart of central Meriden, offers a superb blend of modern comfort and stylish living following a complete refurbishment in 2023. The property features new windows, central heating, roof and has been redecorated throughout. Step inside to a welcoming entrance hall that leads to a spacious lounge, ideal for relaxing or entertaining, which opens into a bright conservatory with an insulated roof, providing additional versatile living space throughout the seasons. The newly fitted kitchen is a highlight, boasting quality integrated Neff appliances, sleek cabinetry, and ample workspace, making it a pleasure for any home chef. Upstairs, three well-proportioned bedrooms offer comfortable accommodation for families or professionals, while the re-fitted family bathroom is finished to a high standard with contemporary fixtures and fittings. Practicality is further enhanced by driveway parking at the front, complete with an electric car charging point, and a single garage located to the rear, offering secure storage or additional parking. The property's location is particularly desirable, with excellent access to local amenities, schools, and transport links, making it ideal for commuters and families alike.

Every detail has been carefully considered during the refurbishment, resulting in a home that is ready to move into and enjoy immediately. This exceptional semi-detached house combines modern upgrades with thoughtful design, creating a comfortable and stylish environment in a sought-after Meriden setting.

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: C

Tenure: Freehold

- Three Bedroom Semi Detached
- Completely Refurbished in 2023 (New Windows / Central Heating / Roof)
- Newly Fitted Kitchen/Diner With Integrated Neff Appliances
- Lounge & Conservatory (with Insulated Roof)
- Re-Fitted Family Bathroom
- Professionally Landscaped South Facing Garden
- Driveway Parking (with Electric Car Charging Point)
- Central Meriden Location
- Single Garage to the Rear

ENTRANCE HALL

LOUNGE
11' 8" x 10' 11" (3.56m x 3.34m)

CONSERVATORY
11' 8" x 10' 7" (3.55m x 3.23m)

KITCHEN/DINER
10' 2" x 17' 3" (3.09m x 5.26m)

FIRST FLOOR

BEDROOM ONE
13' 9" x 8' 4" (4.20m x 2.53m)

BEDROOM TWO
10' 4" x 11' 1" (3.16m x 3.37m)

BEDROOM THREE
7' 9" x 8' 4" (2.36m x 2.53m)

BATHROOM
6' 11" x 5' 9" (2.12m x 1.74m)

OUTSIDE THE PROPERTY

OUTSIDE WC

BAR/KITCHEN
7' 4" x 6' 0" (2.23m x 1.84m)

TOTAL SQUARE FOOTAGE
100.0 sq.m (1073 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SINGLE GARAGE TO THE REAR

PROFESSIONALLY LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, Neff microwave, Zanussi fridge, Zanussi freezer, Hoover washing machine, Hoover tumble dryer, wine cooler, brick garden shed, all carpets, blinds and light fittings, some curtains and car charging point (fitted 2023).

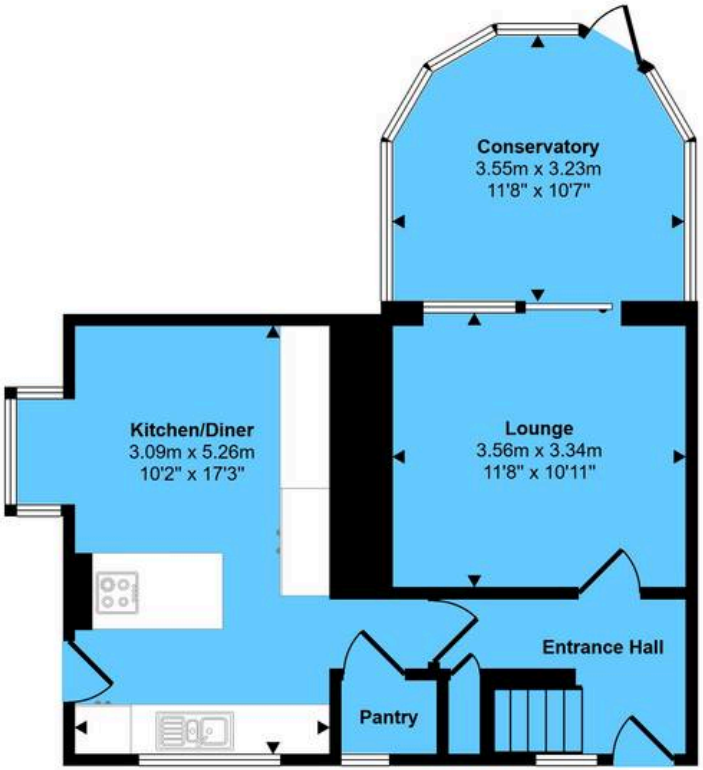
ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

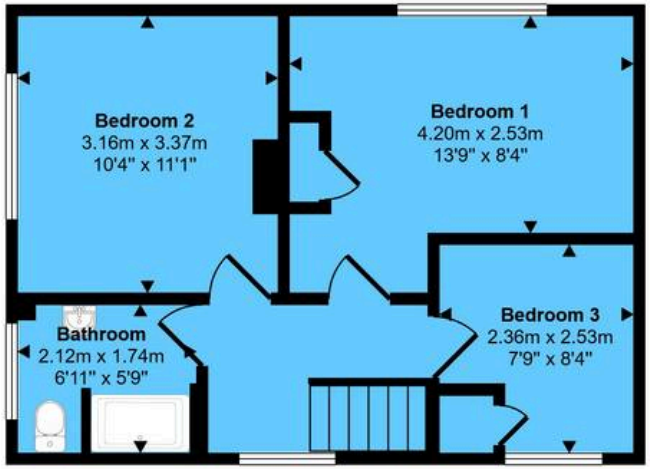
INFORMATION FOR POTENTIAL BUYERS

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.

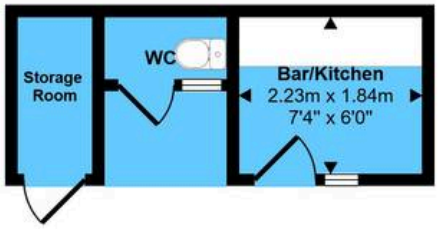
Approx Gross Internal Area
100 sq m / 1073 sq ft



Ground Floor
Approx 51 sq m / 551 sq ft



First Floor
Approx 39 sq m / 421 sq ft



Outside
Approx 9 sq m / 101 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.

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