



Strawberry Fields, Meriden

Offers in Region of £365,000





PROPERTY OVERVIEW

This three bedroom end terraced property is very well presented throughout and requires internal inspection to appreciate the quality of the accommodation on offer. The property is positioned in a private courtyard setting, overlooking open fields to the side and is conveniently located within walking distance of Meriden village centre and all its amenities.

In summary, the property provides potential purchasers with:- hallway, lounge, fitted kitchen, guest WC, three bedrooms and a modern bathroom. Outside, the property has a private rear garden and also benefits from access to a landscaped plot of land to the side of the property with views over open fields. To the front there is allocated parking for two vehicles.

Viewing in by appointment only 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:D

Tenure: Freehold





- Three Bedroom End Terraced
- Well Presented Throughout
- Downstairs WC
- Large Lounge
- Adjacent to Open Fields
- Private Rear Garden
- Central Meriden Location
- Access to a Landscaped Plot of Land
- Allocated Parking
- No Onward Chain
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HALLWAY

WC

LOUNGE

17' 5" x 13' 11" (5.31m x 4.23m)

KITCHEN

8' 11" x 7' 9" (2.71m x 2.36m)

FIRST FLOOR

BEDROOM ONE

13' 11" x 8' 11" (4.25m x 2.72m)

BEDROOM TWO

10' 1" x 7' 9" (3.07m x 2.37m)

BEDROOM THREE

10' 1" x 5' 10" (3.07m x 1.79m)

BATHROOM

7' 1" x 5' 7" (2.16m x 1.70m)

TOTAL SQUARE FOOTAGE

79.6 sq.m (857 sq.ft) approx.

OUTSIDE THE PROPERTY

PRIVATE REAR GARDEN

ALLOCATED PARKING FOR TWO VEHICLES





ITEMS INCLUDED IN THE SALE

Neff integrated oven, Smeg integrated hob, extractor, Smeg fridge/freezer, Smeg washer/dryer, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

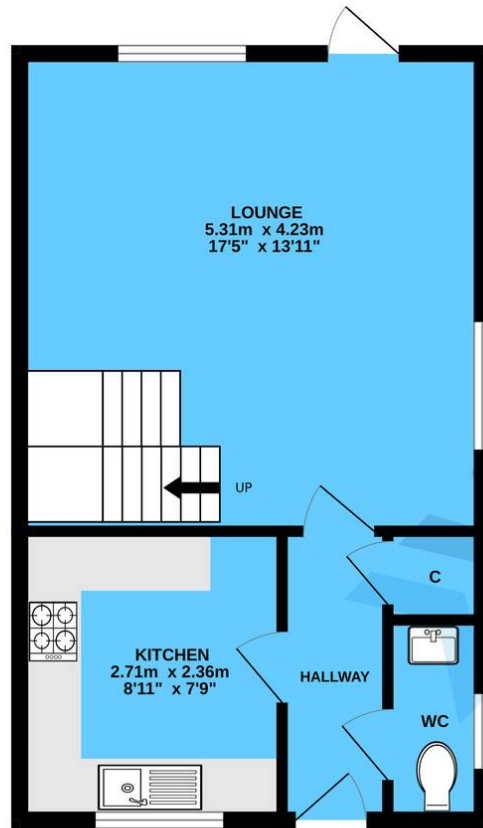
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

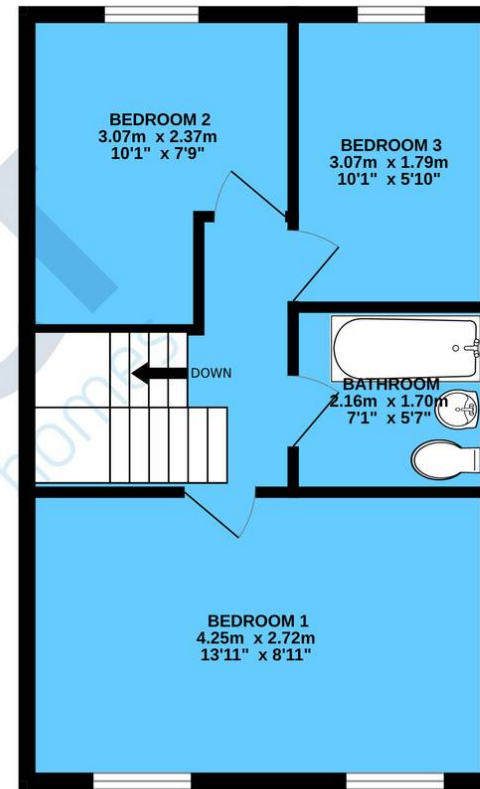
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 79.6 sq.m. (857 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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