



## The Spinney Back Lane, Meriden

Offers in Region of £620,000







## PROPERTY OVERVIEW

Located in Berkswell Parish midway between Berkswell & Meriden and benefitting from views over open countryside to the front of the property is this spacious dormer bungalow which is available to purchase with no onward chain. Having been well maintained by the current owner the property benefits from UPVC double glazing, re-fitted kitchen with integrated appliances and a modern shower room with further scope for extension if required. In summary the accommodation provides potential purchasers with:- entrance hallway, large living room, breakfast kitchen with feature island & integrated Miele appliances, two ground floor bedrooms and a shower room. To the first floor is a double bedroom and a loft storage area providing potential for conversion to bedroom 4 / study.

Outside the property has driveway parking for several vehicles, a tandem garage and very generous established rear garden.

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





## PROPERTY LOCATION

Meriden village is located at the heart of England, 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: E

Tenure: Freehold

- Rural Three Bedroom Link Detached Bungalow
- Ideally Located for Access to Berkswell Primary School & Church
- Re-Fitted Breakfast Kitchen & Shower room
- Views Over Open Countryside
- Potential to Extend / Re-Model
- Large Rear Garden
- Garage & Driveway Parking





**ENTRANCE HALLWAY**

**LIVING ROOM**

15' 11" x 12' 10" (4.85m x 3.91m)

**BREAKFAST KITCHEN**

15' 11" x 14' 11" (4.85m x 4.55m)

**BEDROOM ONE**

13' 11" x 11' 10" (4.24m x 3.61m)

**BEDROOM TWO**

10' 6" x 9' 10" (3.20m x 3.00m)

**SHOWER ROOM**

6' 7" x 5' 11" (2.01m x 1.80m)

**FIRST FLOOR**

**BEDROOM THREE/STUDY**

13' 9" x 10' 8" (4.19m x 3.25m)

**LOFT SPACE**

10' 8" x 8' 10" (3.25m x 2.69m)

**OUTSIDE THE PROPERTY**

**GARAGE**

20' 2" x 8' 0" (6.15m x 2.44m)

**WC**

**TOTAL SQUARE FOOTAGE**

117 sq.m (1259 sq.ft) approx.

**ESTABLISHED REAR GARDEN**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**



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

Miele integrated oven, integrated hob, extractor, Miele microwave, fridge, dishwasher, washing machine, all carpets, curtains, blinds and light fittings and garden shed.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas and electricity and septic tank. Broadband - PlusNet - fibre optic.

#### **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.

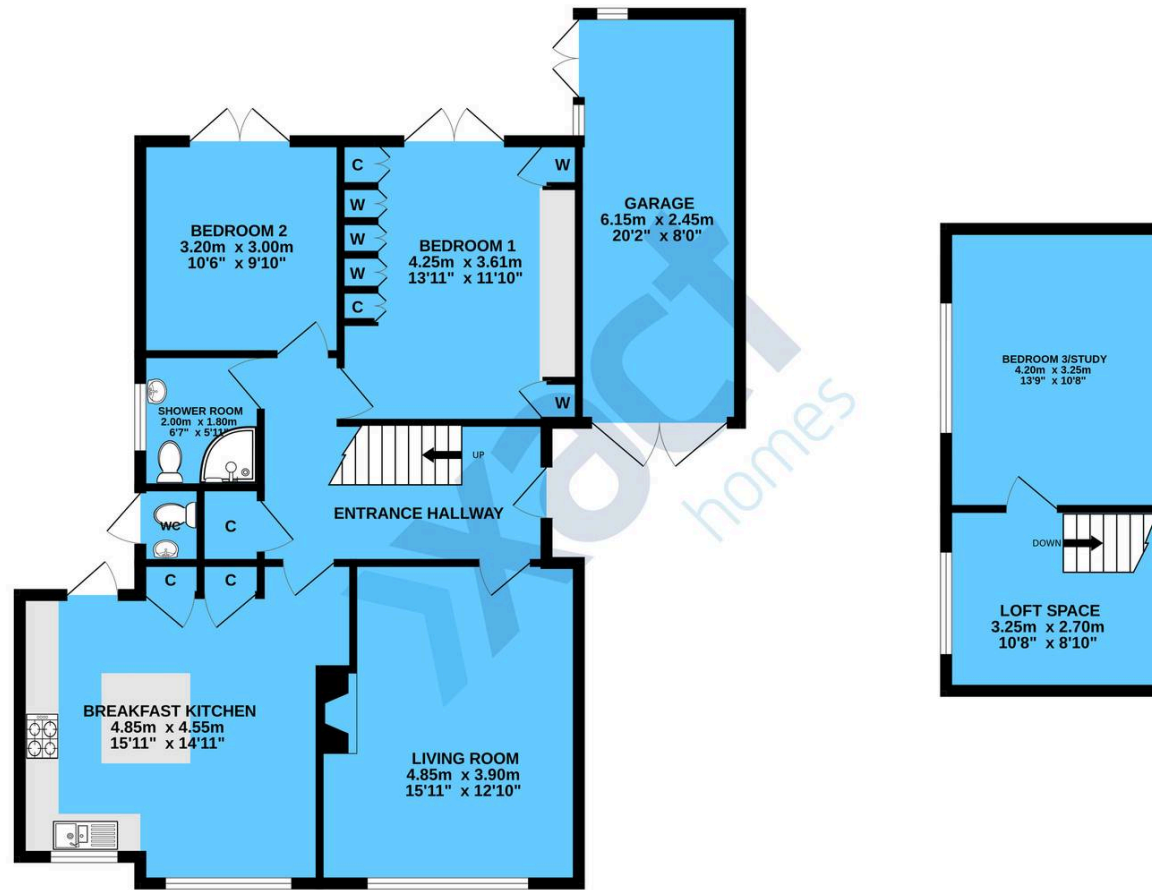






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 117.0 sq.m. (1259 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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