



Fillongley Road, Meriden

Guide Price £415,000





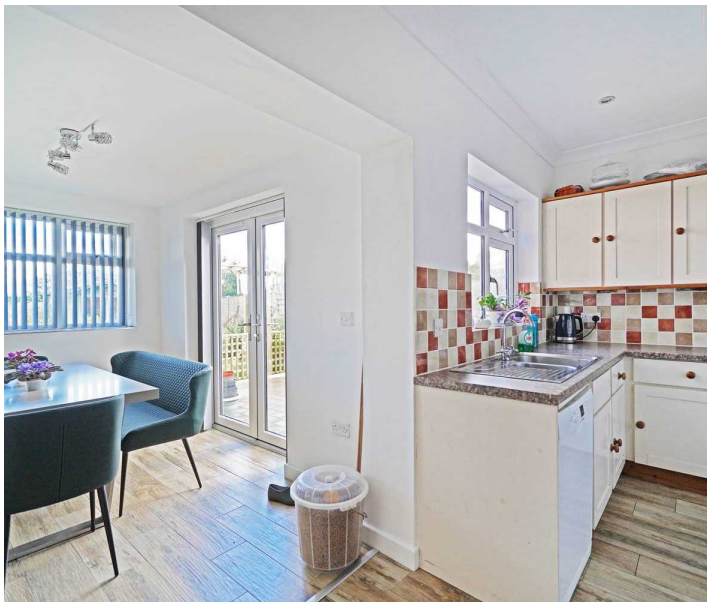


## PROPERTY OVERVIEW

This traditional, extended three bedroom semi-detached home is located on the outskirts of Meriden and benefits from views over open fields to the front & rear. Having been significantly extended and refurbished by the present owners the property offers a ready to move into home which provides potential purchasers with:- large lounge / dining room, extended breakfast kitchen, ground floor en-suite bedroom, guest WC, two first floor bedrooms and a re-fitted family bathroom.

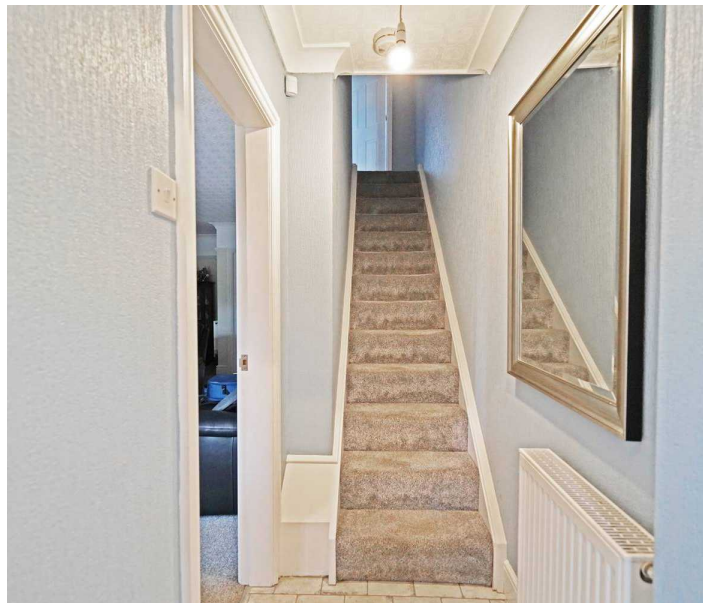
Outside the property benefits from a good size rear garden including a storage shed, summer house & greenhouse with driveway parking to the front.

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



- Extended Three Bedroom Semi-Detached
- Well Presented Throughout
- Breakfast Kitchen
- Large Lounge/Dining Room
- En-Suite Ground Floor Double Bedroom
- Two First Floor Double Bedrooms
- Re-Fitted Bathroom
- Good Size Garden with Shed, Summer House & Greenhouse
- Driveway Parking





## 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

## HALL

### WC

7' 10" x 4' 3" (2.39m x 1.30m)

### LOUNGE/DINING ROOM

22' 4" x 13' 9" (6.81m x 4.19m)

### BREAKFAST KITCHEN

16' 9" x 16' 1" (5.11m x 4.90m)

### BEDROOM THREE

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

### ENSUITE

7' 7" x 4' 3" (2.31m x 1.30m)

## FIRST FLOOR

### BEDROOM ONE

13' 7" x 12' 0" (4.14m x 3.66m)

### BEDROOM TWO

10' 0" x 9' 0" (3.05m x 2.74m)

### BATHROOM

7' 1" x 6' 7" (2.16m x 2.01m)

### TOTAL SQUARE FOOTAGE

115.7 sq.m (1245 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING**

### **GOOD SIZED REAR GARDEN**

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

Extractor, all carpets, blinds and light fittings, garden shed and greenhouse.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

Broadband - Sky - fibre optic. Loft space - part boarded with ladder and lighting.

### **MONEY LAUNDERING REGULATIONS**

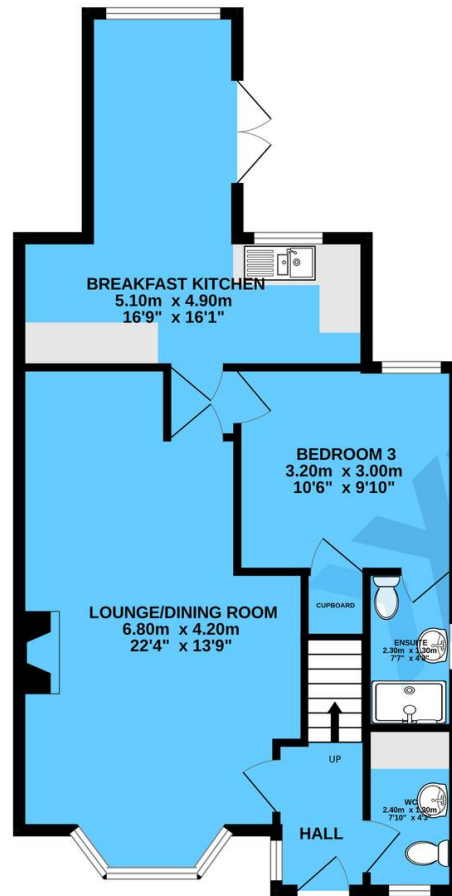
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



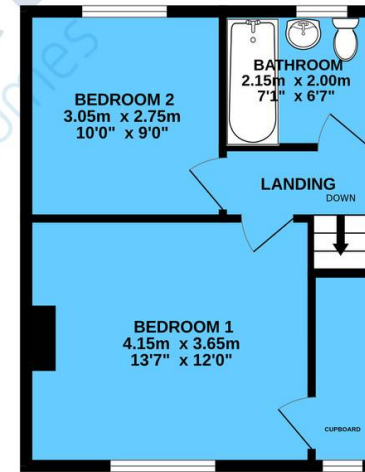




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 115.7 sq.m. (1245 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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