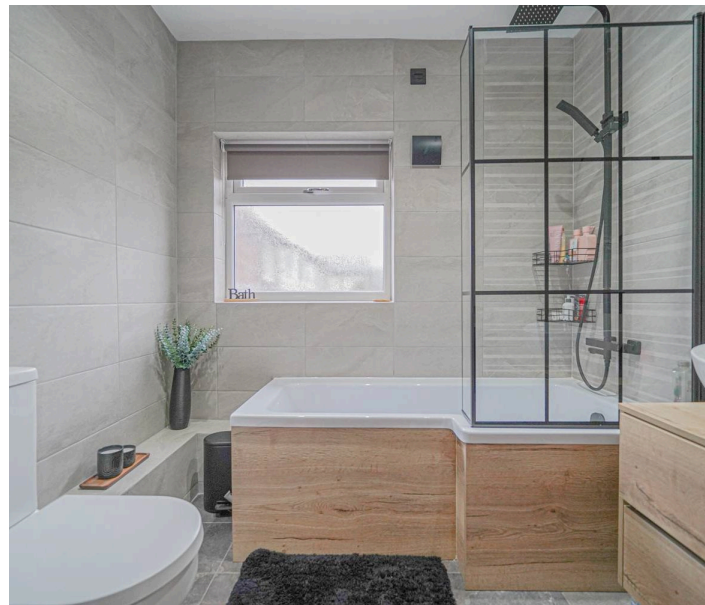




Fillongley Road, Meriden

Offers in Region of £650,000





PROPERTY OVERVIEW

This beautifully presented traditional four bedroom detached property is set behind a gated driveway with ample parking for multiple vehicles and benefits from being walking distance to Meriden village centre and all its amenities. Having been extended and remodelled by the present owners, the accommodation is presented in show-home condition and benefits from high quality fixtures and fittings throughout. In summary, the property provides purchasers with:- canopy porch, entrance hallway, living room, open plan L-shaped breakfast kitchen overlooking the rear garden, study, guest WC & shower room, four bedrooms and a recently re-fitted family bathroom.

Outside, the property has a good size rear garden with patio area and side access, storage garage and a gated front garden providing parking for multiple vehicles.

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: D

Tenure: Freehold

- Traditional Four Bedroom Detached
- Beautifully Presented Throughout
- Extended L-Shaped Breakfast Kitchen
- Living Room & Study
- Ground Floor Shower Room
- Re-Fitted Family Bathroom
- Generous Rear Garden
- Central Meriden Location





ENTRANCE HALL

LIVING ROOM

12' 8" x 11' 6" (3.85m x 3.50m)

BREAKFAST KITCHEN

19' 0" x 14' 9" (5.80m x 4.50m)

SUN ROOM

12' 6" x 8' 4" (3.80m x 2.55m)

INNER HALL

SHOWER ROOM

7' 5" x 5' 3" (2.25m x 1.60m)

STUDY

9' 6" x 7' 9" (2.90m x 2.35m)

STORE

8' 2" x 7' 9" (2.50m x 2.35m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 8" x 11' 6" (3.85m x 3.50m)

BEDROOM TWO

10' 0" x 9' 6" (3.05m x 2.90m)

BEDROOM THREE

9' 6" x 9' 2" (2.90m x 2.80m)

BEDROOM FOUR

8' 10" x 6' 9" (2.70m x 2.05m)

BATHROOM

6' 11" x 6' 7" (2.10m x 2.00m)

TOTAL SQUARE FOOTAGE

118.0 sq.m (1270 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

PATIO AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, dishwasher, washing machine, some carpets, some curtains, some blinds, some light fittings, underfloor heating and garden shed.

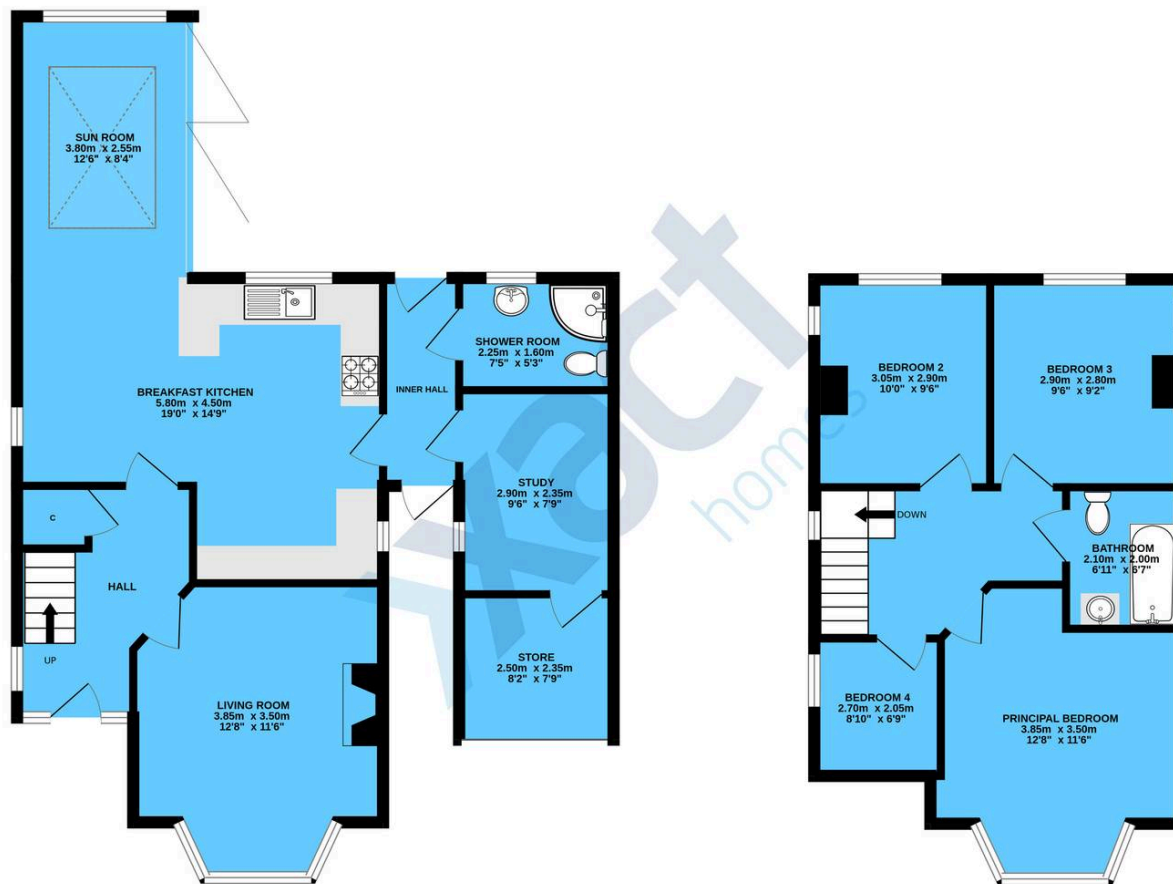
ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity.
Broadband - FTTP (fibre to the premises). Loft - 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.





TOTAL FLOOR AREA : 118.0 sq.m. (1270 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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