



Main Road, Meriden  
£575,000







#### PROPERTY OVERVIEW

This well proportioned property offers significant scope for modernisation and extension (STPP) and is located on the edge of Meriden with views over open countryside. Benefitting from a large South facing garden and being set well back from the road behind a deep front garden the property provides potential purchasers with: entrance hallway, sitting room, dining room, kitchen, pantry, utility room, conservatory, guest WC and to the first floor, three double bedrooms and a family bathroom.

Outside the property has a good size South facing rear garden, a deep foregarden, long driveway providing parking for multiple vehicles and a detached double garage.

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



- Three Bedroom Detached
- Potential to Modernise & Extend (STPP)
- Views Over Open Countryside
- Sitting Room, Dining Room & Kitchen
- Three Double Bedrooms
- Large South Facing Garden
- Detached Double Garage





#### 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: F

Tenure: Freehold

#### ENTRANCE HALLWAY

#### SITTING ROOM

16' 7" x 11' 10" (5.05m x 3.61m)

#### DINING ROOM

16' 7" x 7' 10" (5.05m x 2.39m)

#### KITCHEN

14' 1" x 9' 10" (4.29m x 3.00m)

#### PANTRY

6' 11" x 6' 7" (2.11m x 2.01m)

#### CONSERVATORY

20' 0" x 8' 0" (6.10m x 2.44m)

#### UTILITY ROOM

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

#### WC







## **FIRST FLOOR**

### **BEDROOM ONE**

16' 9" x 12' 6" (5.11m x 3.81m)

### **BEDROOM TWO**

13' 1" x 12' 8" (3.99m x 3.86m)

### **BEDROOM THREE**

16' 9" x 7' 5" (5.11m x 2.26m)

### **BATHROOM**

11' 0" x 7' 3" (3.35m x 2.21m)

## **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

18' 6" x 15' 5" (5.64m x 4.70m)

### **TOTAL SQUARE FOOTAGE**

156.7 sq.m (1686 sq.ft) approx.

## **LARGE SOUTH FACING REAR GARDEN**

## **LONG DRIVEWAY FOR MULTIPLE VEHICLES**

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

Free standing Rayburn cooker, garden shed, all carpets, curtains, blinds and light fittings.

### **ADDITIONAL INFORMATION**

Services - water on a meter, mains electric and sewers.



#### **INFORMATION FOR POTENTIAL BUYERS**

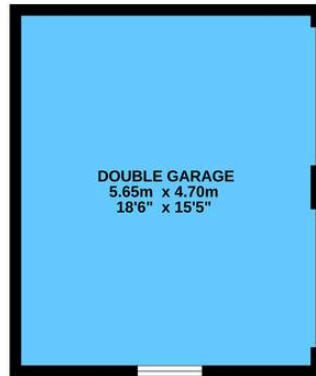
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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







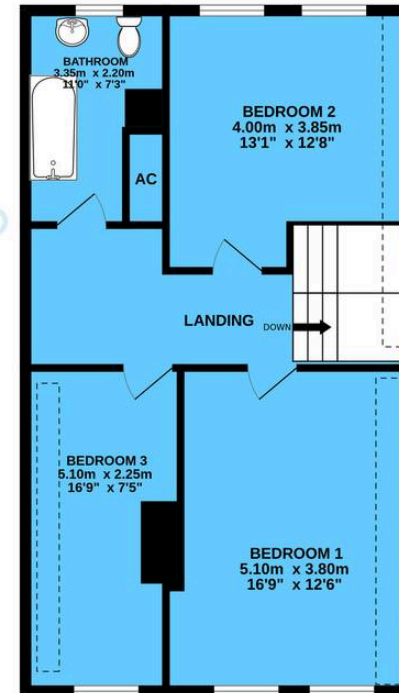
GARAGE



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 156.7 sq.m. (1686 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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