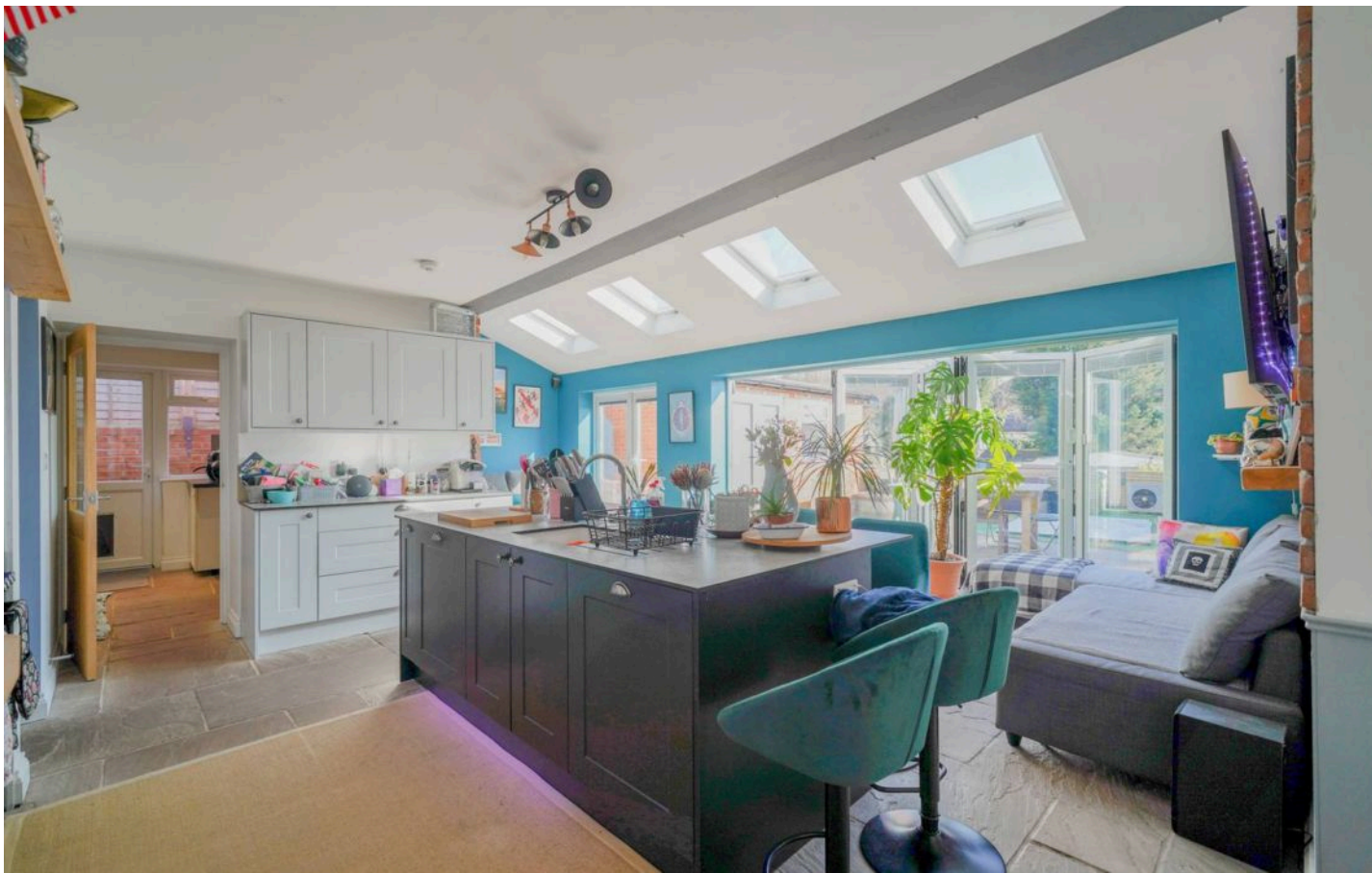




Alspath Road, Meriden  
£399,950





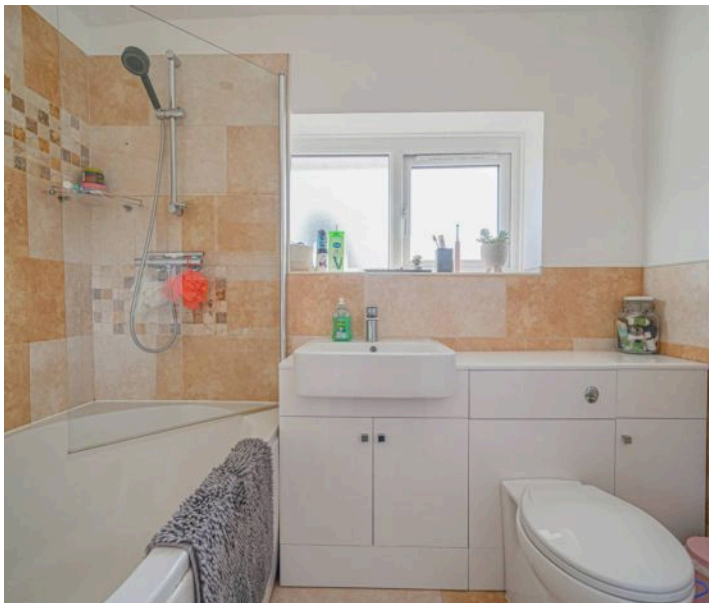


## PROPERTY OVERVIEW

This three bedroom semi-detached property located in the heart of Meriden has been extended & fully refurbished by the current owners and provides an exceptionally energy efficient property with an EPC rating of A. Benefiting from solar panels (with 3 x 2.4kw Batteries & Inverter), an air source heat pump, underfloor heating, wood burning stove, new windows and being fully re-wired, the property offers a ready-to-move-into home with exceptionally low running costs. In summary, the accommodation provides potential purchasers with:- enclosed porch, entrance hallway, living room, full width open plan breakfast kitchen / family room, utility room, three bedrooms and a family bathroom.

Outside, the property has a landscaped south facing rear garden with both a large log-cabin summer house and a brick built annex. To the front, there is driveway parking for multiple vehicles and a shortened garage for storage purposes.

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







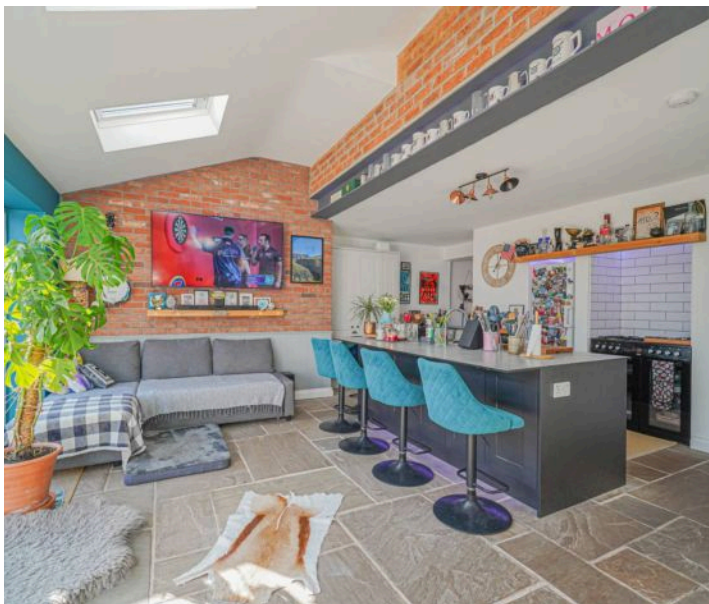
## PROPERTY LOCATION

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: C

Tenure: Freehold

- Extended Three Bedroom Semi
- Beautifully Presented Throughout
- Annex + Summer House
- Open Plan Breakfast Kitchen / Family Room
- Garage & Off Road Parking
- South Facing Rear Garden
- Solar Panels & Air Source Heat Pump
- ECO Home - EPC A Rated







**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**LIVING ROOM**

14' 2" x 12' 5" (4.33m x 3.78m)

**BREAKFAST KITCHEN / FAMILY ROOM**

29' 7" x 19' 2" (9.02m x 5.83m)

**UTILITY ROOM**

9' 10" x 8' 9" (2.99m x 2.66m)

**WC**

**GARAGE**

12' 5" x 8' 9" (3.78m x 2.67m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

12' 5" x 11' 8" (3.78m x 3.55m)

**BEDROOM TWO**

11' 8" x 7' 8" (3.55m x 2.34m)

**BEDROOM THREE**

8' 7" x 8' 0" (2.62m x 2.43m)

**BATHROOM**

7' 11" x 5' 0" (2.42m x 1.53m)

**OUTSIDE THE PROPERTY**

**SUMMER HOUSE**

21' 11" x 15' 3" (6.69m x 4.66m)

**WC**

**ANNEX**

12' 2" x 6' 11" (3.72m x 2.11m)

**SHOWER ROOM**

**TOTAL SQUARE FOOTAGE**

165.2 sq.m (1778 sq.ft) approx.

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LANDSCAPED SOUTH FACING GARDEN**





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

Free-standing cooker, kitchen extractor, dishwasher, all carpets, some curtains, all blinds, some light fittings, fitted cupboards in two bedrooms, underfloor heating, solar panels, CCTV, garden shed and electric garage door.

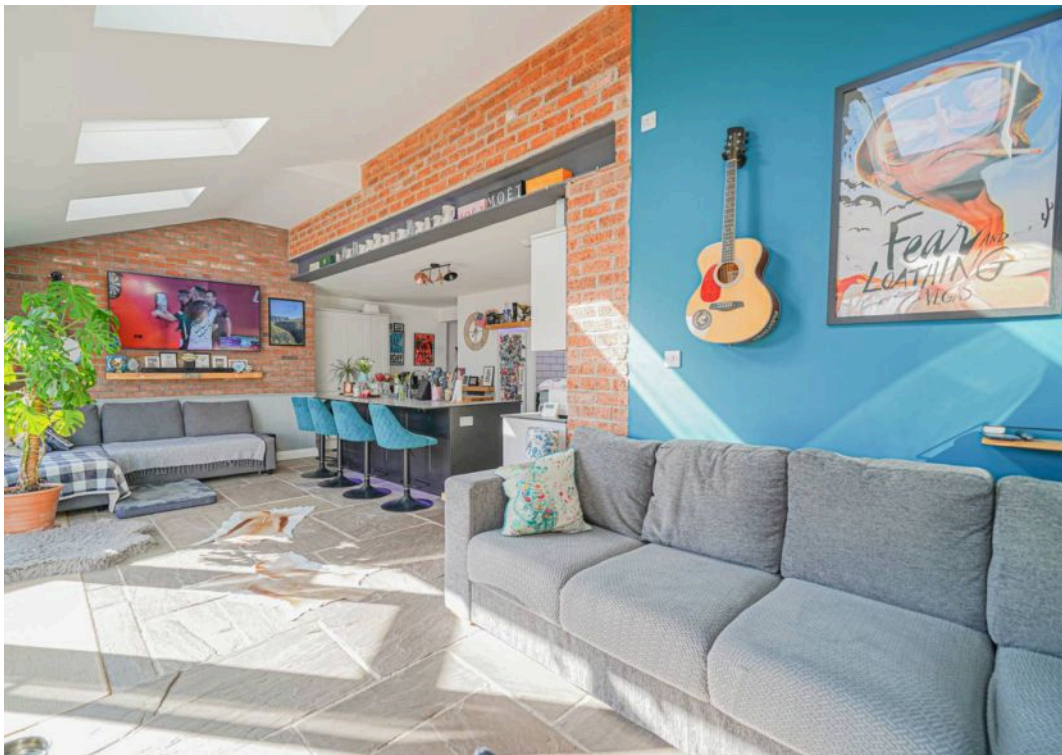
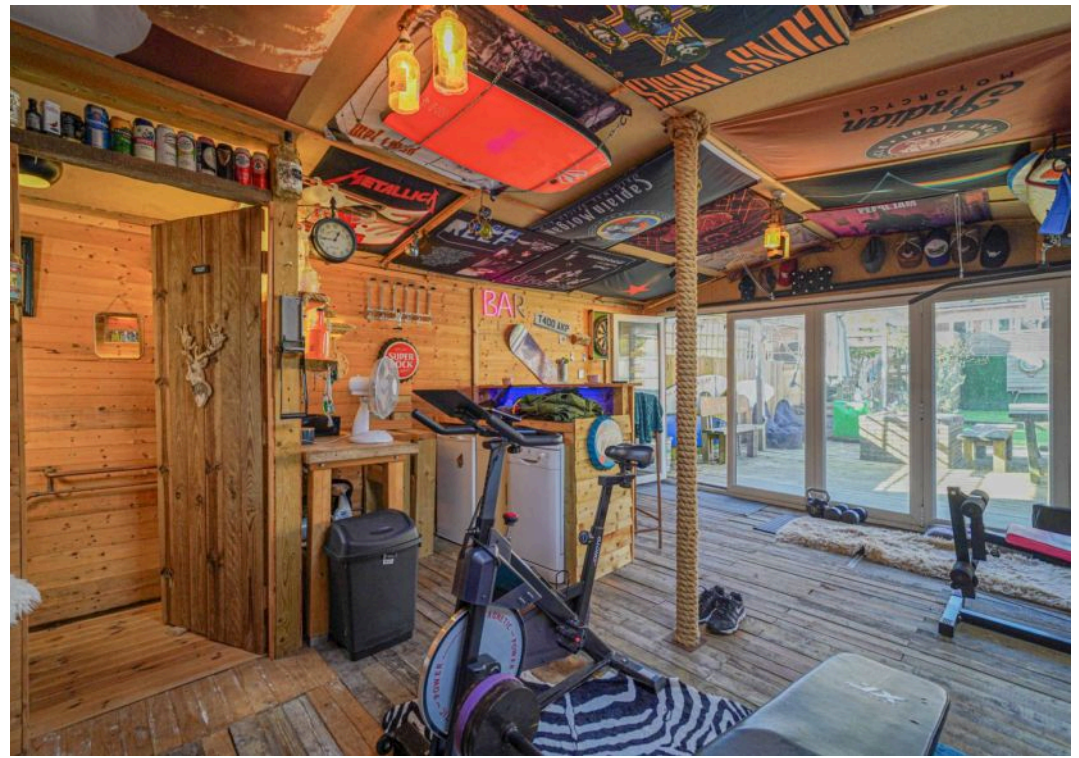
#### **ADDITIONAL INFORMATION**

Services - direct mains water, sewers, electricity and solar PV (Photovoltaic) panels. Broadband - ADSL copper wire. Loft - partially boarded.

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

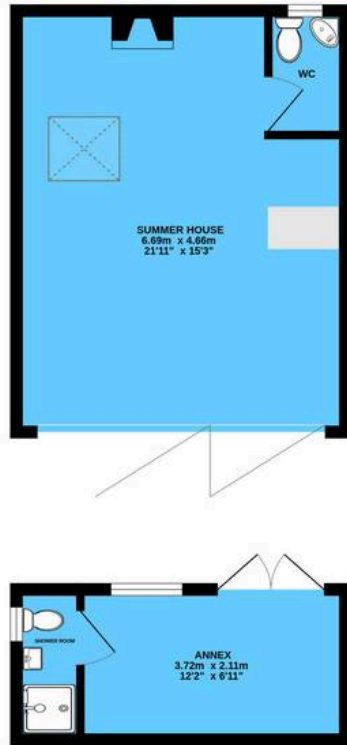
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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







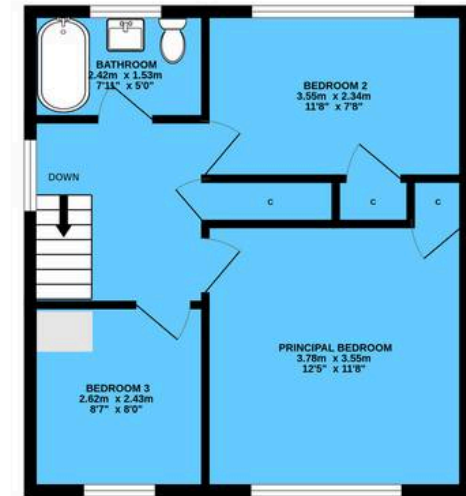
OUTBUILDINGS



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 165.2 sq.m. (1778 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.

Made with Metropix ©2025

**Xact Homes**

170 Station Road, Balsall Common – CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

