



Strawberry Fields, Meriden
£285,000





PROPERTY OVERVIEW

This two bedroom mid terraced property is well presented throughout and requires internal inspection to appreciate the quality of the accommodation on offer. The property is positioned in a courtyard setting and is conveniently located within walking distance of Meriden village centre and all its amenities. In summary the property provides potential purchasers with: - hallway, lounge/diner, fitted kitchen, guest WC, two double bedrooms with fitted wardrobes and bathroom.

Outside the property has a low maintenance rear garden and further benefits from an allocated parking space in addition to a garage located in a separate block.

Viewing is by appointment with Xact on 01676 534 411.



- Two Bedroom Townhouse
- Lounge / Diner Overlooking Rear Garden
- Guest WC
- Two Double Bedrooms
- Allocated Parking & Single Garage
- Private Rear Garden
- Central Meriden Location



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

KITCHEN

9' 8" x 5' 7" (2.95m x 1.70m)

LOUNGE/DINER

17' 9" x 12' 4" (5.41m x 3.76m)

FIRST FLOOR

BEDROOM ONE

12' 4" x 9' 0" (3.76m x 2.74m)

BEDROOM TWO

12' 4" x 8' 2" (3.76m x 2.49m)

BATHROOM

7' 1" x 5' 7" (2.16m x 1.70m)

TOTAL SQUARE FOOTAGE

57.0 sq.m (614 sq.ft) approx.

OUTSIDE THE PROPERTY

LOW MAINTENANCE REAR GARDEN

ALLOCATED PARKING

GARAGE



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

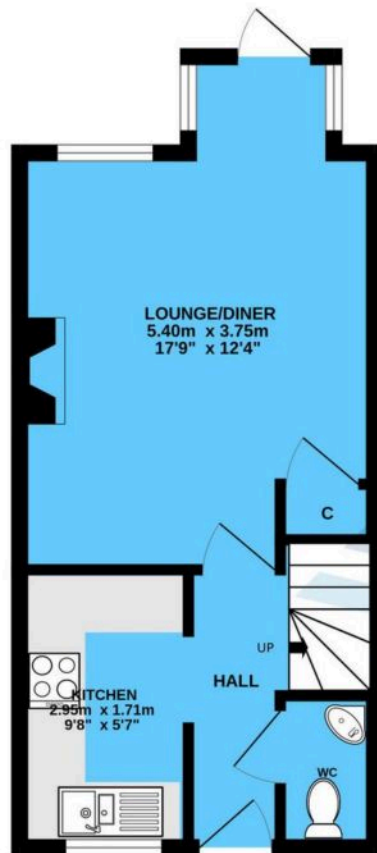
Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire. Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

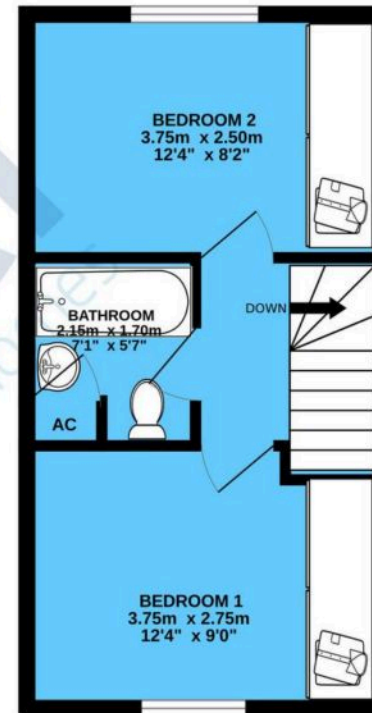
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 57.0 sq.m. (614 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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