



Back Lane, Meriden

Offers Over £650,000





PROPERTY OVERVIEW

Located in Berkswell Parish midway between Berkswell & Meriden and benefitting from views over open countryside is this spacious three bedroom detached bungalow which is available to purchase with no onward chain. Being set in a plot of just over 2 acres comprising a generous garden with an adjacent paddock which also has a large agricultural outbuilding. The accommodation has been well maintained with UPVC double glazing, LPG central heating and recently installed waste treatment system and in summary provides potential purchasers with:- entrance hallway, large living room, breakfast kitchen, utility room, dining room, three bedrooms (principal en-suite) and a family bathroom.

Outside the property has driveway parking for several vehicles, double length garage and a generous established rear garden overlooking open countryside. The adjacent paddock has separate vehicular access to the large agricultural outbuilding .

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





PROPERTY LOCATION

Meriden village is located at the heart of England, 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

- Three Bedroom Detached Bungalow
- Plot in Excess of 2 Acres
- Potential to Extend (STPP)
- Breakfast Kitchen
- En-Suite Principal Bedroom
- Living Room & Separate Dining Room
- Large Agricultural Outbuilding
- No Onward Chain

ENTRANCE HALLWAY

LIVING ROOM

20' 8" x 12' 8" (6.30m x 3.86m)

DINING ROOM

11' 6" x 11' 2" (3.51m x 3.40m)

BREAKFAST KITCHEN

14' 3" x 9' 8" (4.34m x 2.95m)

UTILITY ROOM

6' 5" x 5' 5" (1.96m x 1.65m)

WC

6' 5" x 3' 3" (1.96m x 0.99m)



**PRINCIPAL BEDROOM**

11' 6" x 9' 2" (3.51m x 2.79m)

ENSUITE

6' 5" x 5' 5" (1.96m x 1.65m)

INNER HALL**BEDROOM TWO**

11' 2" x 10' 0" (3.40m x 3.05m)

BEDROOM THREE

10' 8" x 9' 10" (3.25m x 3.00m)

BATHROOM

10' 4" x 6' 7" (3.15m x 2.01m)

TOTAL SQUARE FOOTAGE

107.0 sq.m (1152 sq.ft) approx.

OUTSIDE THE PROPERTY**GENEROUS ESTABLISHED GARDEN****DOUBLE LENGTH GARAGE****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****ITEMS INCLUDED IN THE SALE**

Garden shed, greenhouse and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

Services - mains water and electricity, domestic/small sewage treatment plant. Broadband - BT & City Fibre both have above ground fibre down the road. 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.

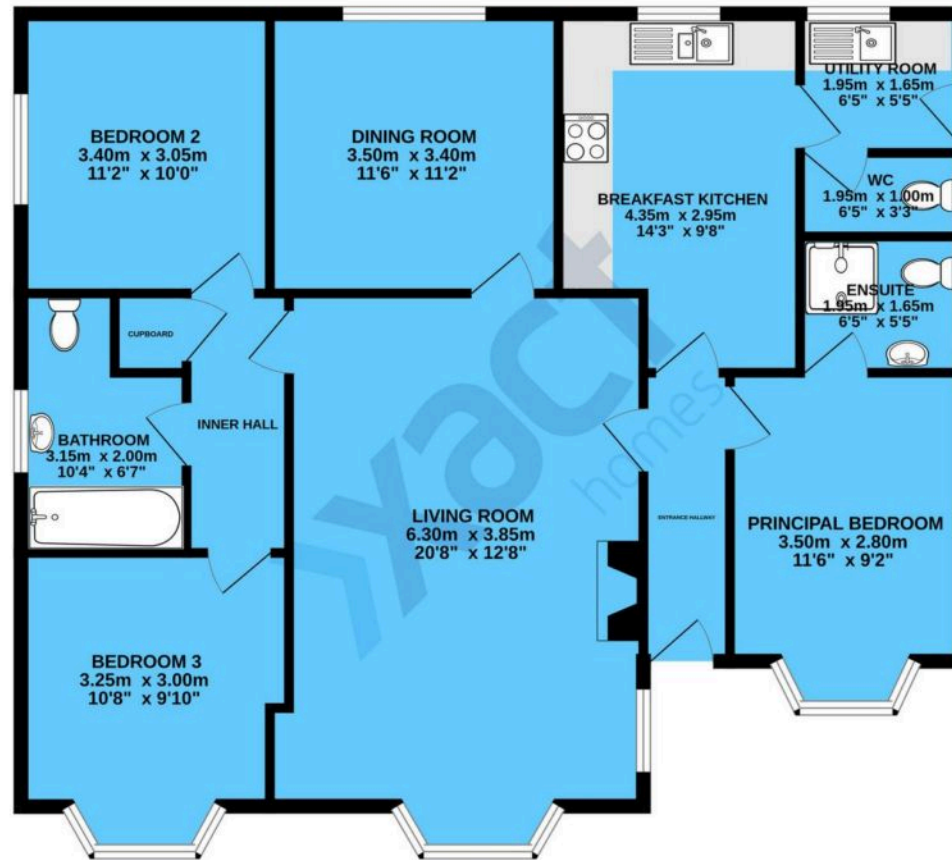
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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



TOTAL FLOOR AREA: 107.0 sq.m. (1152 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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