



Back Lane, Meriden

Offers in Region of **£795,000**

xact
EXCLUSIVE





PROPERTY OVERVIEW

This four bedroom detached home is located just a short distance from Meriden, Solihull & Balsall Common and occupies a wide plot with stunning rural views to the rear. Being located towards the Meriden Road end of Back Lane the property is very well presented throughout being set back from the road behind a drive in / out driveway. In summary the accommodation provides potential purchasers with:- enclosed porch, entrance hallway, breakfast kitchen with feature island, lounge, dining room / study, utility area, four double bedrooms, principal bedroom suite with bathing facilities & Juliette balcony and a re-fitted bathroom. Outside the property has a well maintained gardens with stunning views into the distance overlooking open countryside , large in / out driveway and a tandem garage. Viewing is recommended to fully appreciate the living space provided by this property and its outstanding rural views.





PROPERTY LOCATION

The property is situated on the Meriden / Berkswell boundary, with Berkswell village within easy distance and the highly regarded primary school. Meriden village is located at the heart of England and also has a small village primary school, enjoying a semi-rural atmosphere with local shops, hotels, restaurants and inns. Berkswell village and Meriden village are surrounded by open countryside, yet are 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

- Four Bedroom Detached House
- Modern Breakfast Kitchen
- Exceptional Views Over Open Fields
- Lounge & Dining Room/Study
- Principal Bedroom Suite
- Four Double Bedrooms
- Re-Fitted Bathroom
- Garage & Off Road Parking





PORCH

HALL

WC

LOUNGE

21' 5" x 14' 0" (6.53m x 4.26m)

DINING ROOM/STUDY

11' 5" x 10' 1" (3.48m x 3.07m)

BREAKFAST KITCHEN

27' 2" x 13' 11" (8.28m x 4.24m)

UTILITY AREA

26' 8" x 4' 9" (8.13m x 1.45m)

FIRST FLOOR

PRINCIPAL BEDROOM

20' 4" x 11' 11" (6.20m x 3.63m)

BALCONY

BEDROOM TWO

13' 10" x 11' 5" (4.22m x 3.48m)

BEDROOM THREE

13' 10" x 9' 8" (4.22m x 2.95m)

BEDROOM FOUR

10' 4" x 8' 11" (3.15m x 2.72m)

BATHROOM

OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

GARAGE

22' 10" x 11' 11" (6.96m x 3.63m)



ITEMS INCLUDED IN THE SALE

Free standing cooker, integrated fridge, integrated freezer, dishwasher, all carpets, curtains and blinds, fitted wardrobes in two bedrooms and garden shed.

ADDITIONAL INFORMATION

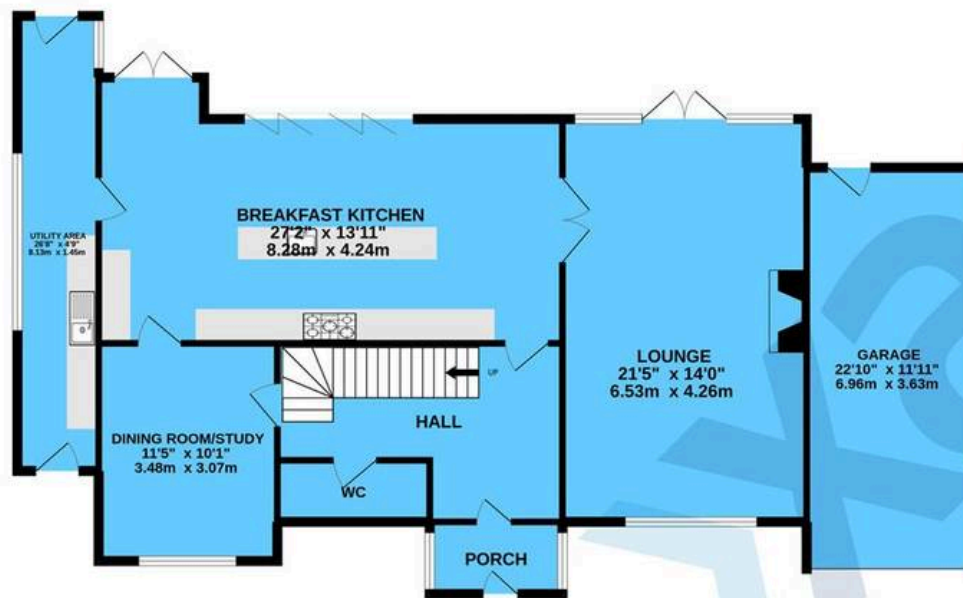
Services – Water meter, mains gas and electricity.
Broadband – BT. Loft Space – Partially boarded with ladder and lighting.

INFORMATION FOR POTENTIAL BUYERS

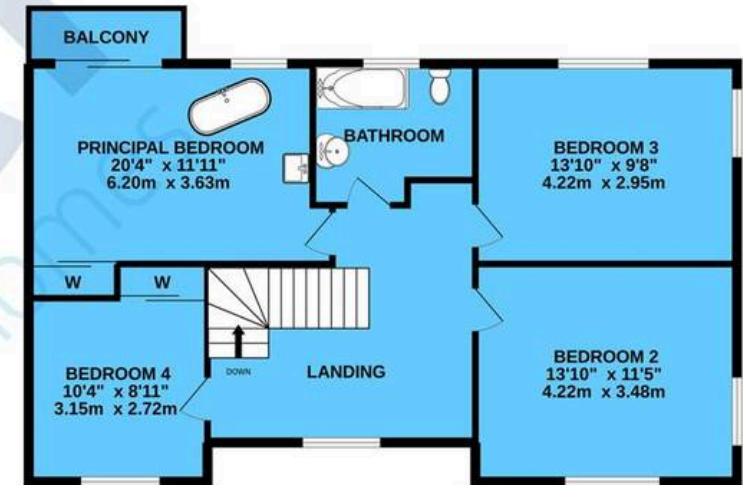
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 195sq.ft. (18.1 sq.m.) 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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