



# Hampton Grange, Meriden

Guide Price £1,150,000





## PROPERTY OVERVIEW

Situated in an exclusive gated development of just seven properties and being ideally located for access to Meriden village centre and with excellent access to the A45, M42, M6 and NEC is this handsome family home which was originally built by Charles Church in 2001.

Providing approximately 2800 sq ft of living accommodation with further scope to extend subject to the necessary planning consents the property provides potential purchasers with:- entrance hallway, lounge, study, dining room, breakfast kitchen, conservatory, utility room, five bedrooms (3 x en-suite) and a family bathroom. Outside the property offers driveway parking for multiple vehicles, an integral double garage and a generous Westerly facing private rear garden.

Viewing of this exceptional property is strictly by appointment with Xact Homes 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: G

Tenure: Freehold

- Five Bedroom Detached House
- No Onward Chain
- Approximately 2800sq ft with potential to Extend (STPP)
- Lounge, Dining Room & Study
- Open Plan Breakfast Kitchen
- 3 x En-Suite Bedrooms
- Double Garage & Driveway Parking
- Private West Facing Garden





## ENTRANCE HALLWAY

### WC

9' 3" x 5' 11" (2.81m x 1.81m)

### STUDY

9' 0" x 8' 3" (2.74m x 2.52m)

### LOUNGE

24' 1" x 14' 3" (7.33m x 4.35m)

### DINING ROOM

15' 3" x 17' 11" (4.66m x 5.46m)

### BREAKFAST/KITCHEN

13' 11" x 15' 6" (4.24m x 4.73m)

### FAMILY ROOM

17' 3" x 9' 10" (5.27m x 2.99m)

### CONSERVATORY

13' 10" x 12' 9" (4.22m x 3.88m)

### UTILITY

9' 4" x 9' 4" (2.84m x 2.85m)





## FIRST FLOOR

### BEDROOM ONE

18' 11" x 16' 1" (5.76m x 4.90m)

### DRESSING ROOM

10' 8" x 9' 3" (3.25m x 2.81m)

### ENSUITE

13' 3" x 12' 10" (4.05m x 3.90m)

### BEDROOM TWO

10' 11" x 14' 7" (3.33m x 4.45m)

### ENSUITE

12' 8" x 10' 10" (3.87m x 3.29m)

### BEDROOM THREE

10' 6" x 13' 9" (3.21m x 4.20m)

### SHOWER ROOM

8' 7" x 12' 10" (2.62m x 3.90m)

### BEDROOM FOUR

10' 7" x 10' 6" (3.22m x 3.21m)

### BEDROOM FIVE

10' 7" x 11' 8" (3.22m x 3.55m)

### BATHROOM

12' 8" x 9' 9" (3.85m x 2.98m)



## **OUTSIDE THE PROPERTY**

### **GARAGE**

19' 7" x 16' 3" (5.98m x 4.96m)

### **TOTAL SQUARE FOOTAGE**

325.3 sq.m (3502 sq.ft) approx.

### **WESTERLY FACING GARDEN**

### **ITEMS INCLUDING IN THE SALE**

Flavel free standing cooker, extractor, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, underfloor heating in the master bedroom and ensuite, garden shed and electric garage door.

### **ADDITIONAL INFORMATION**

Services: mains gas, electricity and mains sewers.

Broadband: Sky. Loft Space: boarded with lighting

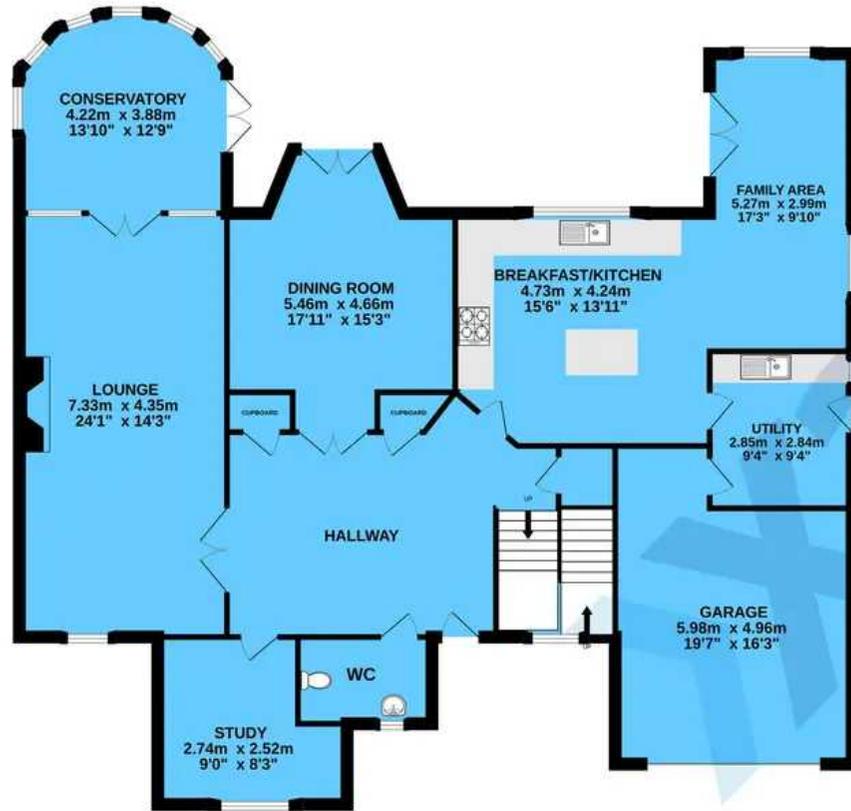
### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

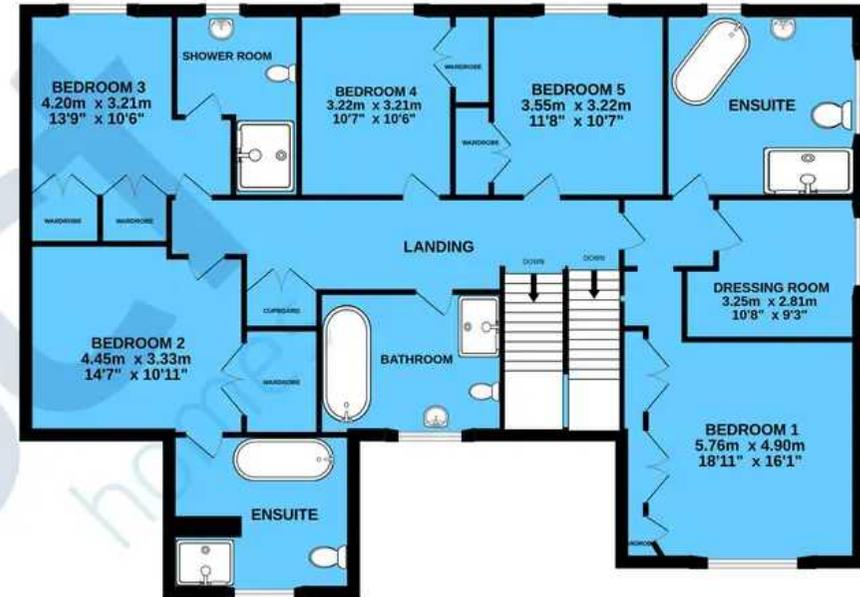




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 325.3 sq.m. (3502 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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