



The Croft, Meriden

Guide Price £395,000





PROPERTY OVERVIEW

This spacious detached bungalow is located on a generous corner plot in a quiet cul-de-sac near to the centre of Meriden and is available to purchase with no onward chain. Having been partially renovated the property benefits from having been recently re-wired and the installation of a new bathroom & new kitchen and just requires decorative finishing. In summary the property provides potential buyers with:- wide entrance hallway, living room, breakfast kitchen, two double bedrooms and a recently re-fitted bathroom.

Outside there is a large wrap around garden (which is currently overgrown) with a storage shed, driveway parking and a single garage.

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



- Two Bedroom Bungalow
- Part Finished Renovation
- No Onward Chain
- Re-wired, New Kitchen & New Bathroom
- Large Corner Plot
- Close to Meriden Village Centre
- Garage & Off Road Parking
- Garden Requires Clearance



PROPERTY LOCATION

Meriden is located at the heart of England and is 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

ENTRANCE HALLWAY

LIVING ROOM

18' 4" x 12' 4" (5.59m x 3.76m)

BREAKFAST KITCHEN

17' 3" x 11' 7" (5.26m x 3.53m)

BEDROOM ONE

15' 11" x 10' 11" (4.85m x 3.33m)

BEDROOM TWO

12' 0" x 11' 0" (3.66m x 3.35m)

BATHROOM

6' 4" x 6' 4" (1.93m x 1.93m)

OUTSIDE THE PROPERTY

GARAGE

TOTAL SQUARE FOOTAGE

91.9 sq.m (989 sq.ft) approx.

DRIVEWAY PARKING

LARGE WRAP AROUND GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob and extractor.





ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers.

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.

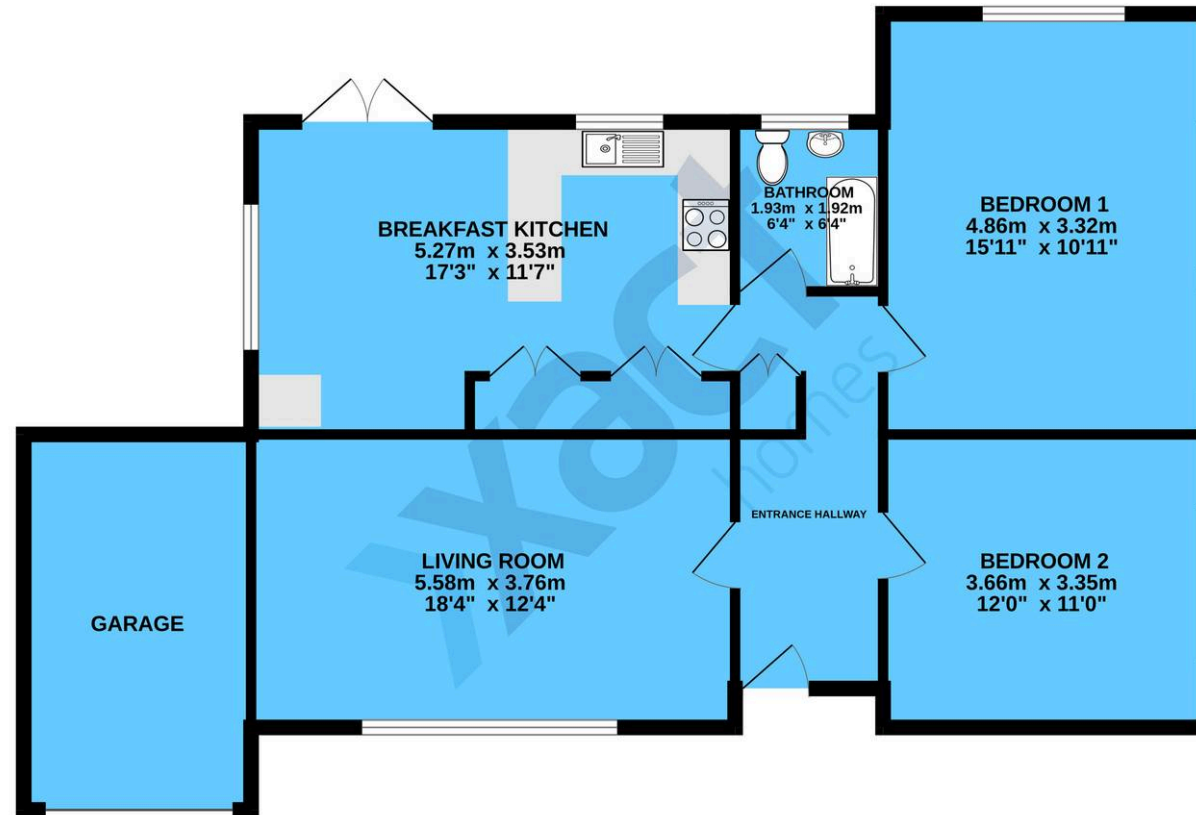
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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 : 91.9 sq.m. (989 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

