



Main Road, Meriden

Offers Over £500,000





#### PROPERTY OVERVIEW

This detached three (potentially four) bedroom property has been completely refurbished by the present owner and now provides an exceptional ready to move into family home in the centre of Meriden. Originally built as a four bedroom property but having been remodeled to provide three double bedrooms and with the benefit of both an integral garage to the front and a detached double garage to the rear, the property offers potential purchasers:- entrance hallway, modern fitted kitchen, full width lounge / diner with bi-fold doors overlooking the rear garden, guest WC, three double bedrooms, family bathroom, off road parking for multiple vehicles to the front, garage, detached double garage to the rear and a private landscaped garden.

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



- Three (potentially Four) Bedroom Detached House
- Beautifully Presented & Modernised Throughout
- Lounge / Diner with Bi-Fold Doors
- New Boiler With A Seven Year Guarantee
- Three Double Bedrooms
- Re-Fitted Family Bathroom
- Resin Driveway with Parking for Several Vehicles
- Single Garage to the Front & Double Garage to the Rear
- Landscaped Rear Garden



#### 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: E

Tenure: Freehold

#### ENTRANCE HALLWAY

##### WC

4' 11" x 3' 3" (1.50m x 1.00m)

##### KITCHEN

13' 11" x 11' 2" (4.24m x 3.40m)

##### LOUNGE/DINER

19' 0" x 11' 6" (5.80m x 3.50m)

##### INTEGRAL GARAGE

16' 5" x 7' 7" (5.00m x 2.30m)

#### FIRST FLOOR

##### BEDROOM ONE

19' 0" x 7' 10" (5.80m x 2.40m)

##### BEDROOM TWO

12' 0" x 9' 0" (3.66m x 2.74m)

##### BEDROOM THREE

11' 6" x 9' 4" (3.51m x 2.84m)

##### BATHROOM

8' 2" x 6' 3" (2.50m x 1.90m)

##### TOTAL SQUARE FOOTAGE

98.3 sq.m (1058 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

**DETACHED DOUBLE GARAGE TO THE REAR**

**OFF ROAD PARKING FOR MULTIPLE VEHICLES**

**PRIVATE LANDSCAPED GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, garden shed, all carpets, curtains, blinds and light fittings and CCTV.

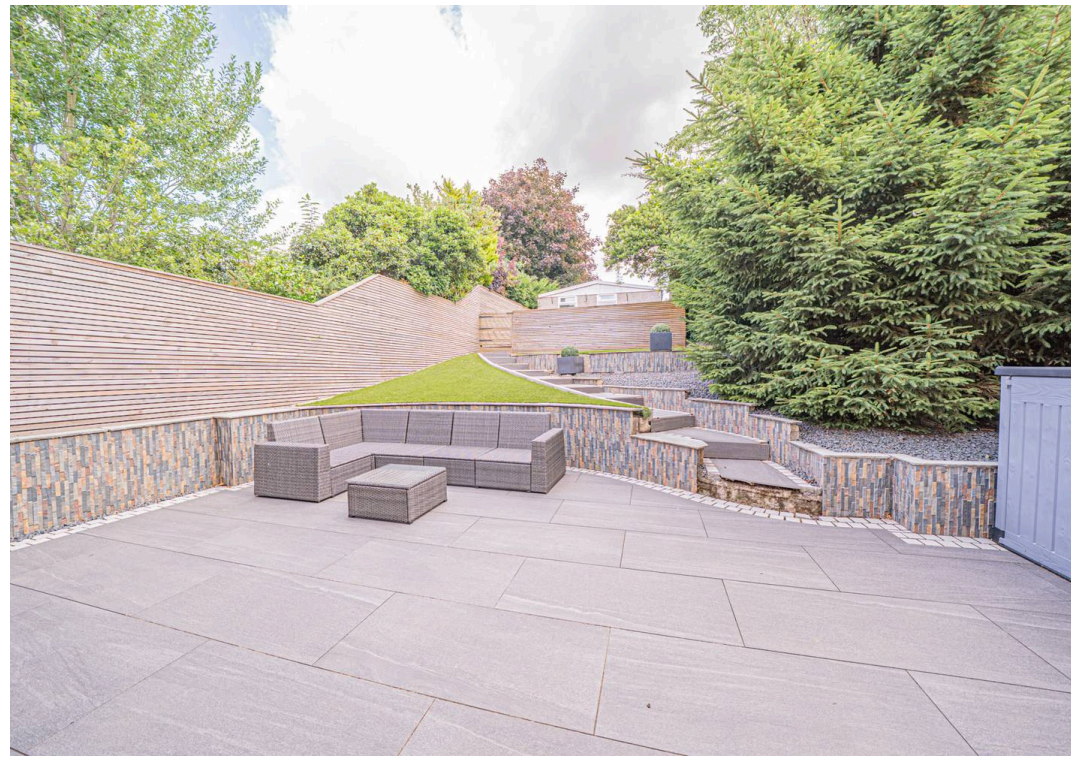
### **ADDITIONAL INFORMATION**

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

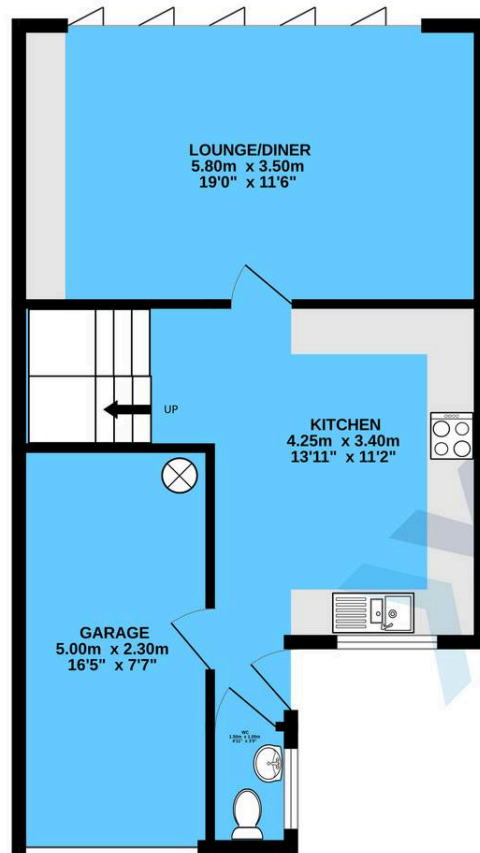
### **INFORMATION FOR POTENTIAL BUYERS**

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.

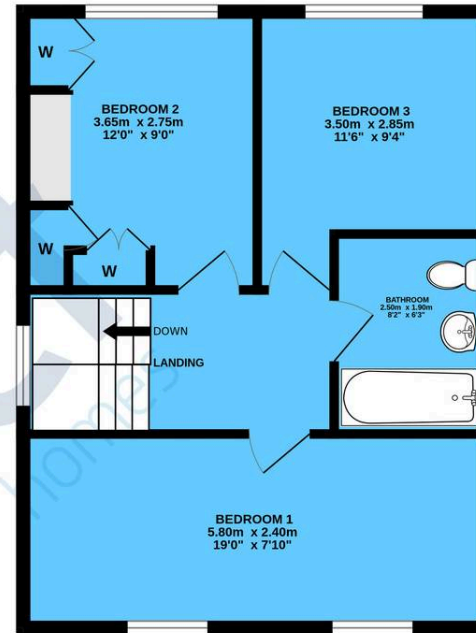




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 98.3 sq.m. (1058 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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# Xact Homes

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