



Letitia Avenue, Meriden
£750,000





PROPERTY OVERVIEW

Overlooking open farmland and originally built by David Wilson Homes to the Hatherley design in 2013, this stunning six bedroom detached property is presented in excellent decorative order throughout and provides nearly 2600 sq ft of luxury living accommodation.

Being conveniently located within walking distance of Meriden village centre and benefitting from recently installed solar panels (with inverter), the property provides potential purchasers with:- entrance hallway, downstairs WC, family breakfast kitchen with patio doors to the rear garden, living room, study, utility room, six bedrooms (two x en-suite) and a family bathroom.

Outside, the property benefits from a wide, professionally landscaped South facing rear garden with a patio area and raised sun deck, an extended driveway allowing off road parking for 4+ vehicles, an EV charging point and a double garage.

Viewing is strictly by prior appointment with Xact 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

- Beautifully Presented Six Bedroom Detached House
- Nearing 2600 sq ft
- Large Family Breakfast Kitchen
- Living Room & Study
- Six Bedrooms / Two Ensuites
- Professionally Landscaped South Facing Garden
- Double Garage & Extended Driveway Parking
- Solar Panels with Inverter & An EV Charging Point
- Views Over Open Fields to the Front



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

5' 9" x 3' 8" (1.76m x 1.12m)

STUDY

12' 5" x 10' 7" (3.79m x 3.22m)

LIVING ROOM

20' 1" x 13' 5" (6.12m x 4.08m)

BREAKFAST KITCHEN

25' 4" x 16' 6" (7.72m x 5.04m)

UTILITY ROOM

8' 1" x 5' 5" (2.46m x 1.65m)

INTEGRAL DOUBLE GARAGE

19' 6" x 17' 0" (5.95m x 5.18m)

FIRST FLOOR

PRINCIPAL BEDROOM

17' 10" x 15' 2" (5.44m x 4.62m)

ENSUITE

8' 0" x 7' 7" (2.44m x 2.31m)

BEDROOM TWO

16' 3" x 11' 9" (4.95m x 3.57m)

ENSUITE

8' 7" x 6' 7" (2.62m x 2.01m)

BEDROOM THREE

14' 9" x 13' 0" (4.50m x 3.96m)

BEDROOM FOUR

13' 0" x 12' 1" (3.96m x 3.68m)

BEDROOM FIVE

12' 3" x 11' 6" (3.73m x 3.51m)

BEDROOM SIX

9' 10" x 9' 7" (3.00m x 2.91m)

BATHROOM

9' 10" x 6' 11" (3.00m x 2.12m)



TOTAL SQUARE FOOTAGE
240.6 sq.m (2590 sq.ft) approx.

OUTSIDE THE PROPERTY
Three electric sockets, outside water tap, and two side entrances.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED SOUTH FACING GARDEN
With two awnings.

PATIO AREA

RAISED SUN DECK



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, tumble dryer, fitted wardrobes in four bedrooms and CCTV.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers, electricity and solar PV (Photovoltaic) panels. Broadband - FTTP (fibre to the premises). Loft - partially 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.

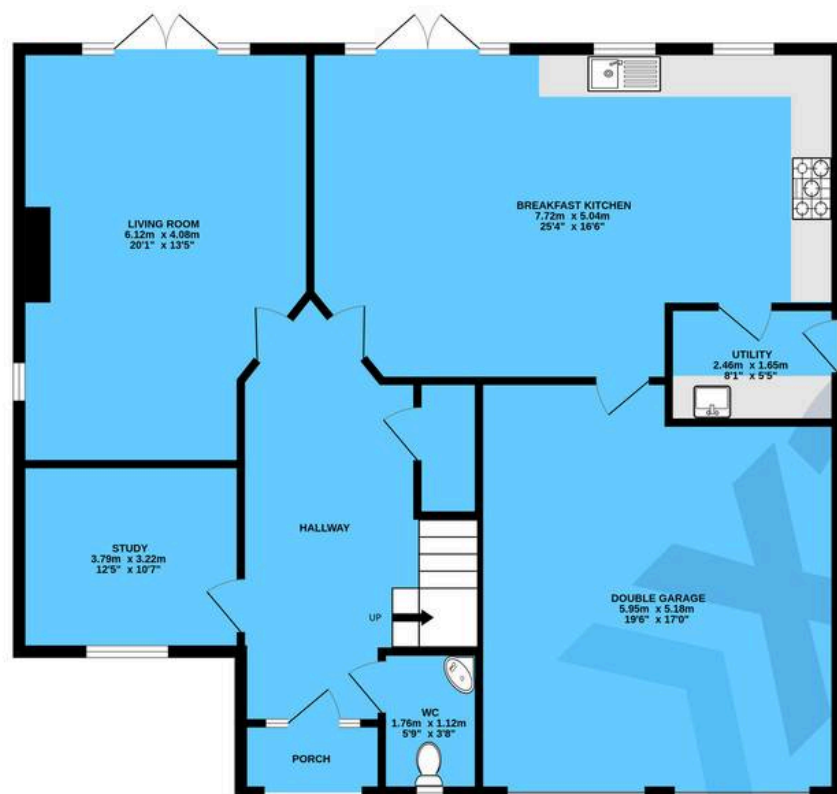
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

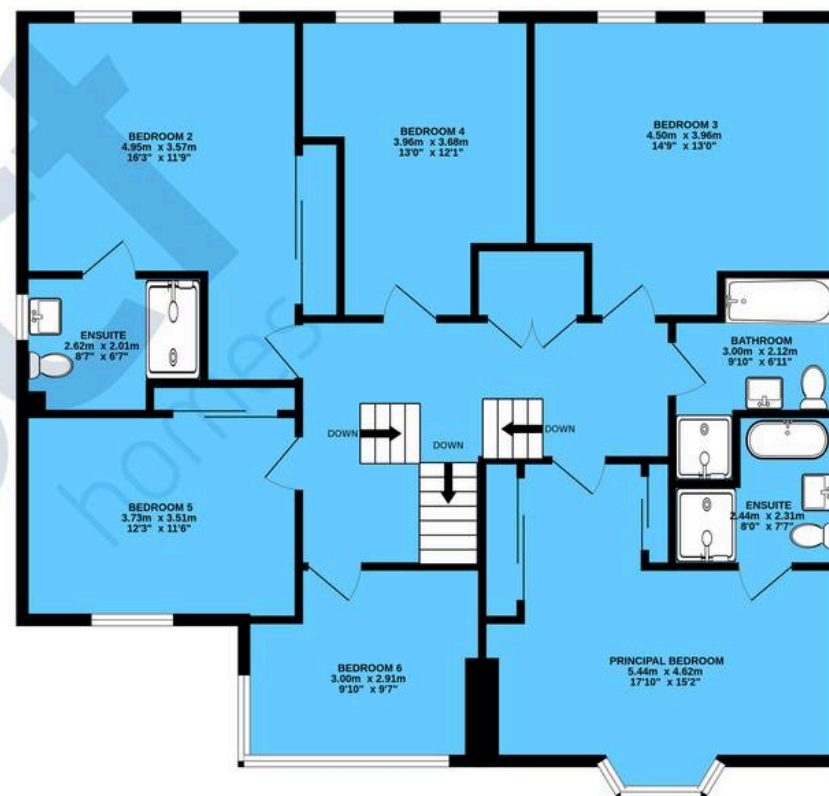
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 240.6 sq.m. (2590 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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