



Birmingham Road, Meriden
£535,000





PROPERTY OVERVIEW

This well-maintained and beautifully presented three bedroom detached bungalow is offered to the market with no onward chain and is located in the heart of Meriden, providing convenient access to local amenities, schools, and transport links.

The property welcomes you with a spacious entrance hallway that leads to a large living / dining room, perfect for relaxing or entertaining guests, featuring ample natural light and a versatile layout. The modern fitted kitchen is thoughtfully designed with contemporary units, integrated appliances, and generous worktop space, complemented by a substantial utility room that offers additional storage and laundry facilities.

The principal bedroom is a true retreat, benefiting from a stylish en-suite shower room for added privacy and comfort. Two further well-proportioned bedrooms provide flexible accommodation, ideal for family members, guests, or use as a home office or hobby space. The family bathroom is finished to a high standard with modern fittings and tasteful decor.

Additional features include gas central heating, double glazing throughout, and quality flooring, all contributing to the property's overall sense of comfort and efficiency. The property also benefits from a garage and off road parking, ensuring secure and convenient parking for multiple vehicles.





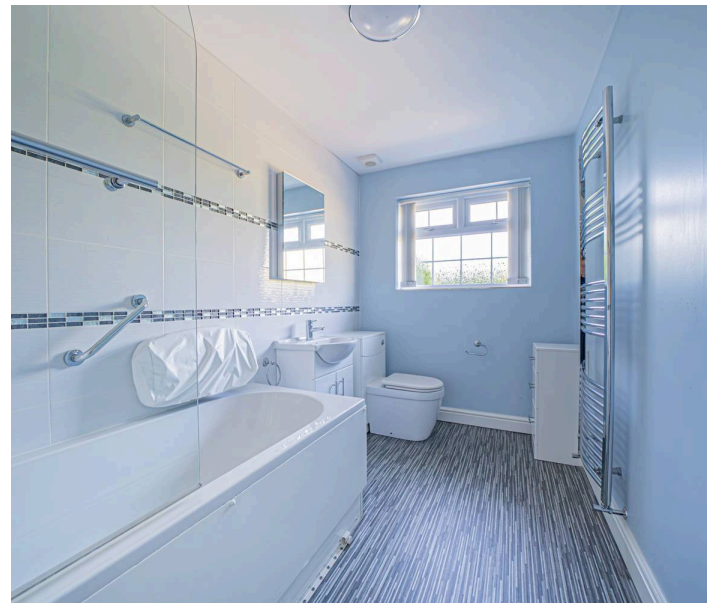
This detached bungalow offers a rare opportunity to acquire a home that combines space, quality, and a sought-after location, making it an ideal choice for those seeking single-level living without compromising on style or practicality. Early viewing is highly recommended to fully appreciate the standard of accommodation on offer.

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: F

Tenure: Freehold



- Three Bedroom Detached Bungalow
- No Onward Chain
- Well-Maintained and Beautifully Presented
- Modern Fitted Kitchen and Generous Utility Room
- Large Living / Dining Room
- En-Suite Principal Bedroom
- Central Meriden Location
- Private Rear Garden
- Garage and Off Road Parking



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

LIVING / DINING ROOM

24' 5" x 13' 8" (7.43m x 4.16m)

KITCHEN

11' 2" x 11' 1" (3.40m x 3.37m)

UTILITY ROOM

11' 3" x 9' 8" (3.42m x 2.95m)

PRINCIPAL BEDROOM

15' 8" x 11' 1" (4.78m x 3.39m)

ENSUITE

11' 0" x 4' 9" (3.36m x 1.46m)

BEDROOM TWO

12' 7" x 10' 2" (3.83m x 3.11m)

BEDROOM THREE

10' 3" x 8' 11" (3.12m x 2.71m)

BATHROOM

10' 2" x 6' 0" (3.11m x 1.82m)

TOTAL SQUARE FOOTAGE

136.0 sq.m (1463 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

16' 1" x 9' 0" (4.89m x 2.74m)

DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, dishwasher, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms, garden shed and electric garage door.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. 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.



Approx Gross Internal Area
136 sq m / 1463 sq ft



Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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