



## Meriden Rise, Solihull

Guide Price £275,000



## PROPERTY OVERVIEW

Offered to the market with no upward chain, this three bedroom semi-detached family home is ideally suited to first-time buyers seeking a property to make their own. Set on a quiet cul-de-sac, the house enjoys an abundance of natural light throughout and presents an excellent opportunity for those looking for a project, as it is in need of modernisation. Upon entering, you are welcomed by an entrance hallway that leads to the open plan living and dining room, which boasts generous proportions and pleasant views of the rear garden, creating a bright and inviting space for relaxation or entertaining. The fitted kitchen comes with ample storage space, providing a practical layout for every-day cooking and meal preparation. Upstairs, the accommodation comprises two comfortable double bedrooms and a versatile single bedroom, ideal for use as a guest room, study or nursery, as well as a family bathroom. Additional features include a private rear garden and a driveway providing off-road parking which leads to a single garage, offering further storage or workshop potential. This property represents a rare chance to acquire a home in a sought-after residential location, with scope to add value and personalise to your own taste. Early viewing is highly recommended to appreciate the potential and generous proportions on offer.



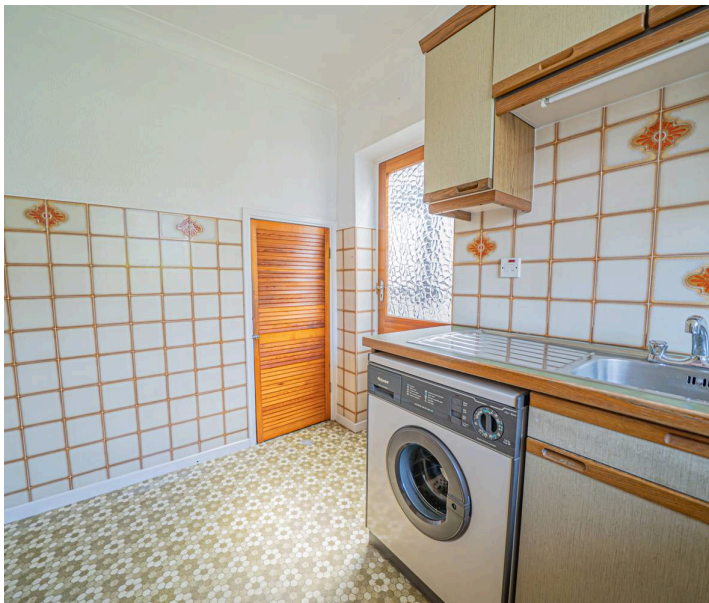
#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached Home
- NO UPWARD CHAIN
- Ideal For First-Time Buyers
- Set On A Quiet Cul-De-Sac
- In Need Of Modernisation
- Driveway Leading To Single Garage
- Long Private Rear Garden
- Close To All Local Amenities & Schools





#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **LIVING & DINING ROOM**

17' 11" x 12' 4" (5.47m x 3.76m)

#### **REAR PORCH**

#### **KITCHEN**

6' 4" x 9' 11" (1.93m x 3.02m)

#### **PANTRY**

#### **SIDE PASSAGE**

#### **STORAGE ROOM**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

10' 8" x 13' 0" (3.26m x 3.97m)

#### **BEDROOM TWO**

9' 7" x 10' 8" (2.91m x 3.26m)

#### **BEDROOM THREE**

5' 4" x 8' 1" (1.62m x 2.46m)

#### **BATHROOM**

7' 10" x 5' 10" (2.38m x 1.79m)

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

7' 0" x 14' 10" (2.13m x 4.51m)

#### **TOTAL SQUARE FOOTAGE**

91.0 sq.m (982 sq.ft) approx.



## **DRIVEWAY PARKING**

## **PRIVATE REAR GARDEN**

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

Integrated oven, Integrated hob, Washing machine, garden shed, all carpets, some curtains and light fittings and fitted wardrobes in three bedrooms.

### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Loft space - not boarded

### **INFORMATION FOR POTENTIAL BUYERS**

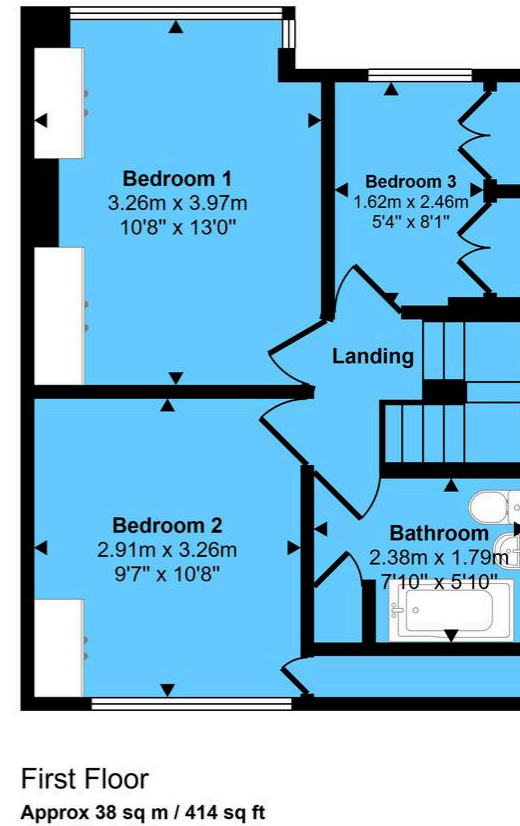
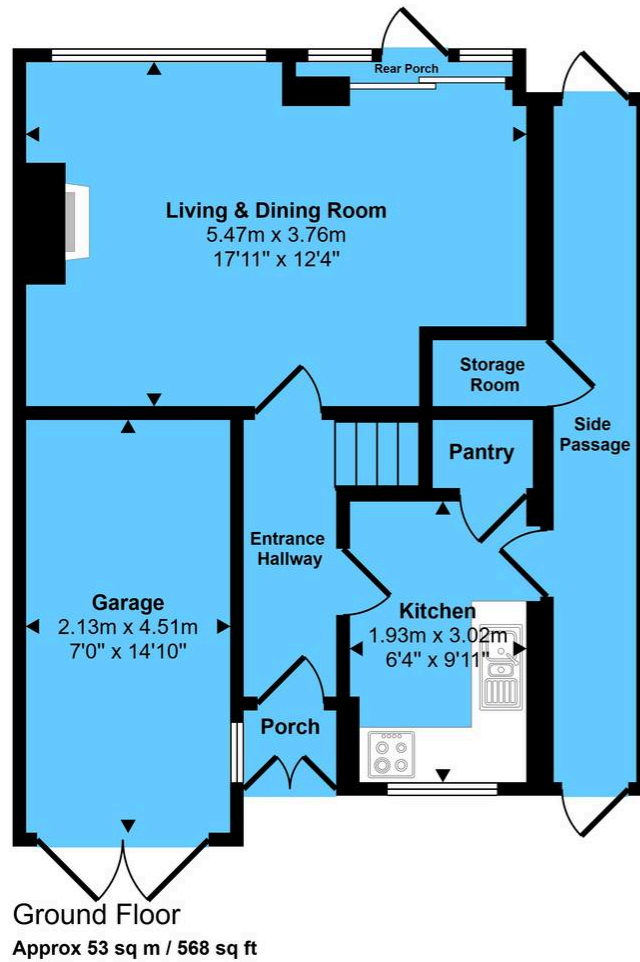
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### **DISCLAIMER**

The vendor of the property is connected to an employee of Xact Homes.



Approx Gross Internal Area  
91 sq m / 982 sq ft



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.

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