



# Hampton Grange, Meriden

Guide Price £800,000

**xact**  
EXCLUSIVE







#### PROPERTY OVERVIEW

Situated on an exclusive development in the heart of Meriden being ideally located for access to Meriden village centre and it's amenities s this handsome family home which was originally built by Charles Church in 2001 and is available to purchase with no onward chain.

Providing approximately 2500 sq ft of accommodation with further scope to extend subject to the necessary planning consents the property provides potential purchasers with:- entrance hallway, downstairs WC, lounge, study, dining room, open plan breakfast kitchen into family room, utility room, five bedrooms (2 x en-suite), a dressing room and a family bathroom. Outside the property offers driveway parking for multiple vehicles, a double garage and a private South facing rear garden.



Viewing is strictly by appointment with Xact Homes 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

- Five Bedroom Detached House
- 2 x En-Suite Bedrooms
- Approximately 2500sq ft
- Open Plan Breakfast Kitchen
- Lounge, Dining Room & Study
- Double Garage & Driveway Parking
- South Facing Rear Garden

## ENTRANCE HALLWAY

### DOWNSTAIRS WC

8' 2" x 3' 3" (2.50m x 1.00m)

### LOUNGE

21' 0" x 12' 2" (6.40m x 3.70m)

### STUDY

10' 10" x 8' 2" (3.30m x 2.50m)

### DINING ROOM

16' 1" x 10' 0" (4.90m x 3.05m)

### BREAKFAST KITCHEN

20' 2" x 19' 8" (6.15m x 6.00m)





**FAMILY ROOM**

11' 2" x 11' 0" (3.40m x 3.35m)

**UTILITY ROOM**

8' 2" x 6' 9" (2.50m x 2.05m)

**FIRST FLOOR****BEDROOM ONE**

13' 1" x 10' 10" (4.00m x 3.30m)

**EN-SUITE**

6' 7" x 4' 11" (2.00m x 1.50m)

**BEDROOM TWO**

13' 1" x 10' 8" (4.00m x 3.25m)

**BEDROOM THREE**

12' 6" x 10' 4" (3.80m x 3.15m)

**EN-SUITE**

9' 10" x 6' 7" (3.00m x 2.00m)

**BEDROOM FOUR**

11' 6" x 11' 2" (3.50m x 3.40m)

**BEDROOM FIVE**

11' 6" x 10' 8" (3.50m x 3.25m)

**DRESSING ROOM**

5' 11" x 4' 11" (1.80m x 1.50m)

**BATHROOM**

12' 4" x 6' 3" (3.75m x 1.90m)

**TOTAL SQUARE FOOTAGE**

Total floor area - 232.3 sq.m. = 2500 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

### **DOUBLE GARAGE**

21' 0" x 17' 1" (6.40m x 5.20m)

### **PRIVATE SOUTH FACING REAR GARDEN**

### **ITEMS INCLUDED IN SALE**

Free standing cooker, extractor, fridge, freezer, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, all light fittings and two electric garage doors.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Loft space - boarded with ladder. Service Charge approx £1168 (pa)

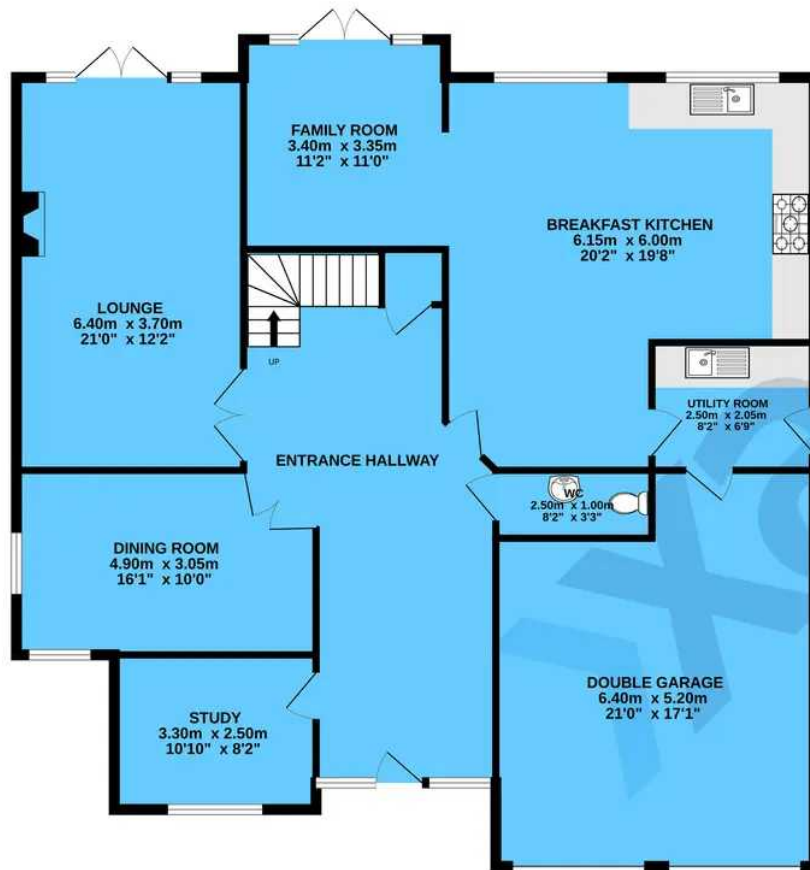
### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

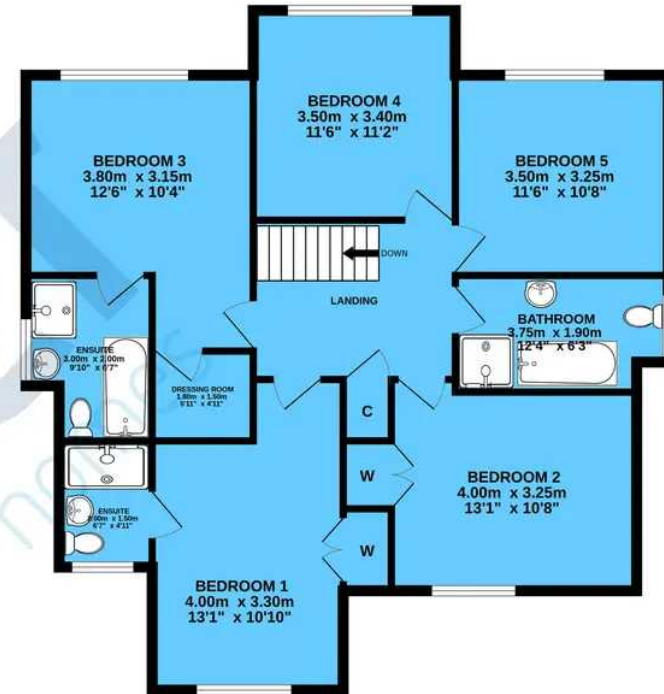




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 232.3 sq.m. (2500 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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