



## Glovers Close, Meriden

Guide Price £359,950



#### PROPERTY OVERVIEW

This link detached three bedroom chalet style property is located in a quiet cul-de-sac just a short walk from the centre of Meriden and is available to purchase with no onward chain. Providing attractive accommodation for buyers looking to downsize in the centre of Meriden, the property has been well maintained throughout with further scope for improvement and offers potential purchasers:- entrance hallway, open plan lounge overlooking the rear garden (with electric sun canopy), fitted kitchen, dining room, guest wc / shower-room, three bedrooms and a bathroom.

Outside there is a double length driveway, small front garden, storage garage and private rear garden with lawn, patio area and established borders.

Viewing ios by appointment only 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: D

Tenure: Freehold

- Three Bedroom Chalet Style Property
- Lounge & Dining Room
- Walking Distance To Village Centre
- Private Rear Garden
- Garage & Off Road Parking





#### **ENTRANCE HALLWAY**

#### **LOUNGE**

16' 5" x 11' 0" (5.00m x 3.35m)

#### **DINING AREA**

9' 6" x 9' 4" (2.90m x 2.85m)

#### **KITCHEN**

10' 0" x 8' 6" (3.05m x 2.60m)

#### **DINING ROOM**

12' 0" x 11' 6" (3.65m x 3.50m)

#### **GUEST WC/SHOWER ROOM**

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

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 7" x 10' 0" (4.15m x 3.05m)

#### **BEDROOM TWO**

8' 10" x 8' 6" (2.70m x 2.60m)

#### **BEDROOM THREE**

10' 0" x 8' 0" (3.05m x 2.45m)

#### **BATHROOM**

8' 2" x 5' 7" (2.48m x 1.70m)

#### **TOTAL SQUARE FOOTAGE**

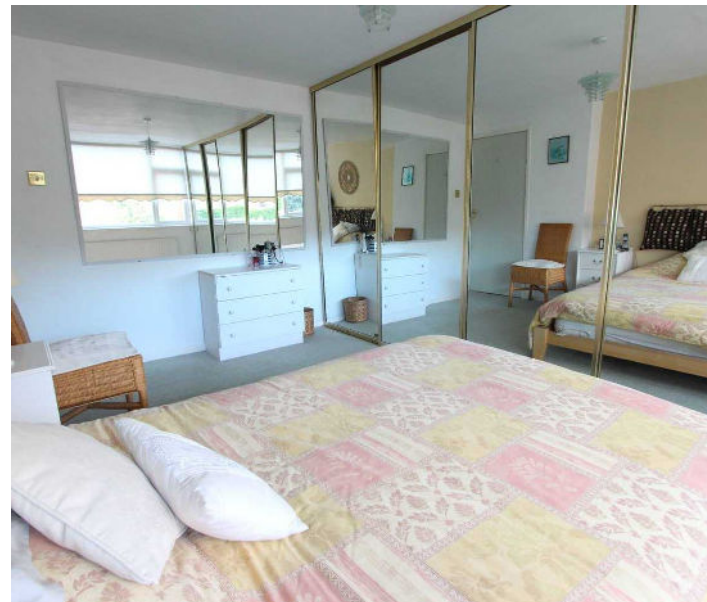
Total floor area: 105.9 sq.m. = 1140 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **PRIVATE REAR GARDEN**

#### **GARAGE**

7' 7" x 17' 11" (2.30m x 5.45m)



**ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings and a greenhouse.

**ADDITIONAL INFORMATION**

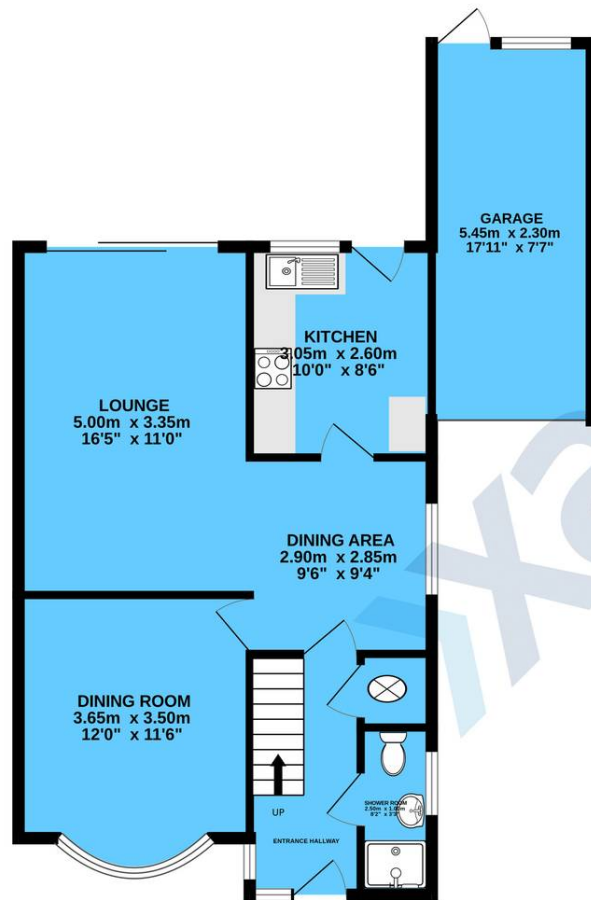
Services - Mains gas, electricity and mains sewers.  
Loft Space - with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

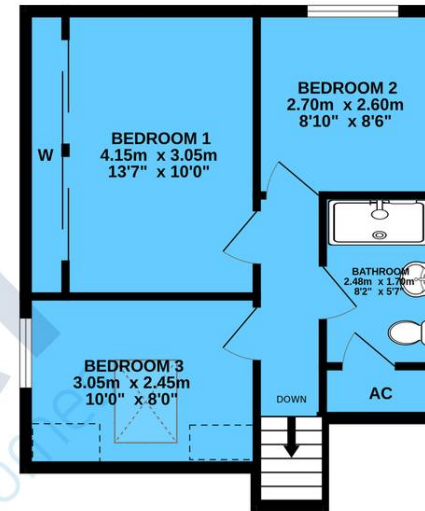
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
66.9 sq.m. (720 sq.ft.) approx.



1ST FLOOR  
39.0 sq.m. (419 sq.ft.) approx.



TOTAL FLOOR AREA : 105.9 sq.m. (1140 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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