



St. Laurence Close, Meriden
£365,000





PROPERTY OVERVIEW

This beautifully presented, spacious three-bedroom semi-detached home occupies a prime corner plot in a cul-de-sac, on a separate road from the main estate. With open field views to the front, off-road parking and a landscaped rear garden, it offers an appealing setting for family living. An enclosed porch leads into a contemporary breakfast kitchen with ample storage and worktop space, integrated appliances and room for dining. A door provides access to the rear garden. The bright, dual-aspect lounge enjoys views over the fields to the front, with French doors opening onto the garden. A guest WC and storage cupboard complete the ground floor. Upstairs, there are three double bedrooms, including a principal bedroom with an en-suite shower room, alongside a modern family bathroom. The home is well presented throughout, with tasteful décor and quality flooring. The corner plot and open outlook are particular highlights, offering a sense of space while remaining conveniently situated for village amenities, schools and transport links. The property is offered for sale with no onward chain.





This is a rare opportunity to acquire a home that combines generous living space, modern comforts, and a sought-after location, ready for immediate occupation and sure to appeal to discerning buyers seeking quality and style.

Viewing is by prior appointment with Xact on 01676 534 411.

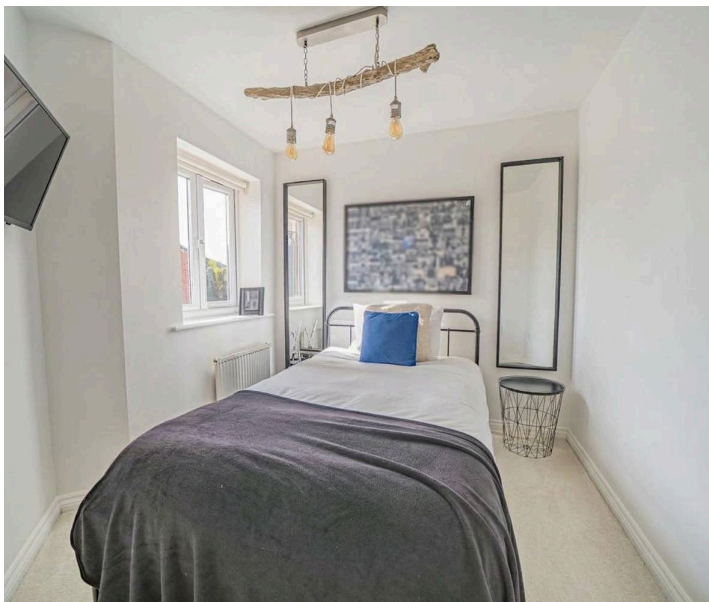
PROPERTY LOCATION

Meriden enjoys a village setting surrounded by open countryside, with local shops, hotels, restaurants and inns. It is well placed for access to Solihull, Coventry and Birmingham, with convenient connections to the motorway network, NEC, Birmingham Airport and Birmingham International railway station.

Council Tax band: D

Tenure: Freehold

- Larger Style Three Bedroom Semi-Detached
- Beautifully Presented Throughout
- Breakfast Kitchen with Patio Doors to Rear Garden
- Dual Aspect Lounge
- Three Double Bedrooms (1 x En-Suite)
- Landscaped Rear Garden
- Prime Corner Plot Overlooking Open Fields to the Front
- Off Road Parking



PORCH

BREAKFAST KITCHEN

19' 9" x 15' 5" (6.01m x 4.70m)

WC

LOUNGE

9' 8" x 17' 6" (2.95m x 5.33m)



FIRST FLOOR

PRINCIPAL BEDROOM

9' 8" x 11' 3" (2.95m x 3.44m)

ENSUITE

6' 10" x 3' 9" (2.08m x 1.15m)

BEDROOM TWO

13' 3" x 7' 7" (4.03m x 2.31m)

BEDROOM THREE

7' 9" x 10' 3" (2.37m x 3.13m)

BATHROOM

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

TOTAL SQUARE FOOTAGE

79.0 sq.m (853 sq.ft) approx

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Fridge/freezer, Washing machine, Garden shed, All carpets, blinds and light fittings, car charging point (fitted 2025) and Fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – Cable.



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.

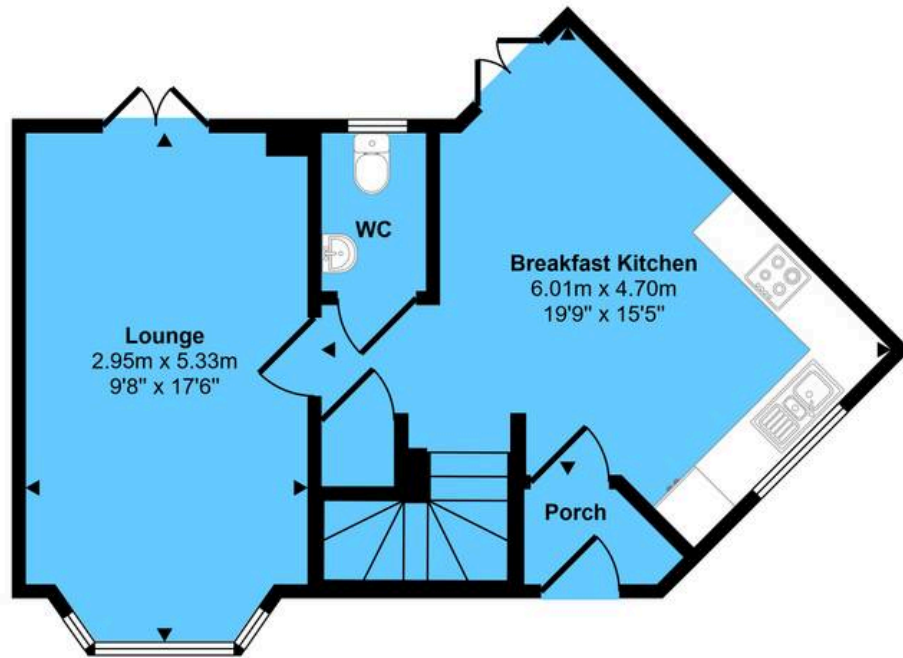
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

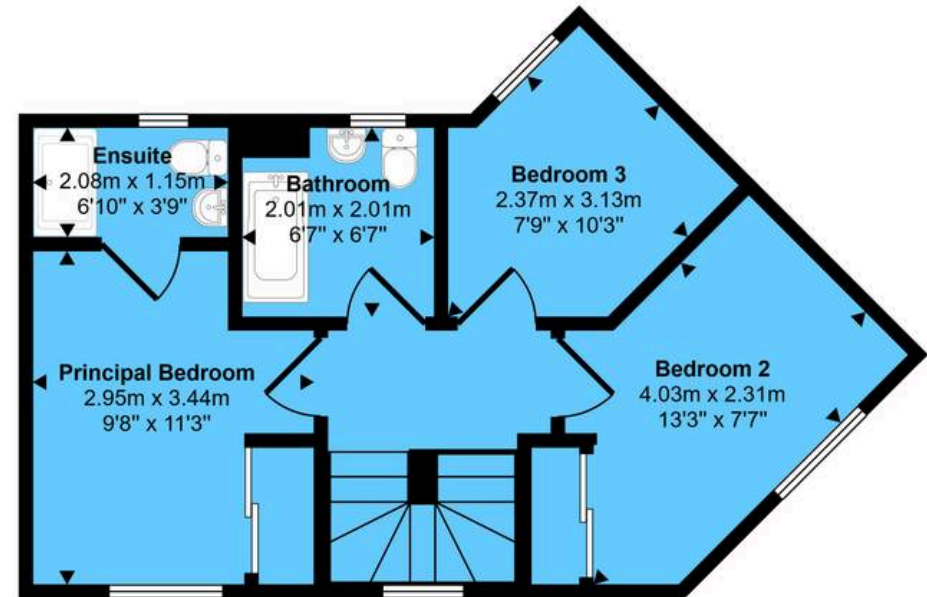
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
79 sq m / 853 sq ft



Ground Floor
Approx 40 sq m / 430 sq ft



First Floor
Approx 39 sq m / 422 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.

Xact Homes

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