



The Croft, Meriden

Guide Price £535,000





PROPERTY OVERVIEW

This spacious four bedroom detached dormer bungalow presents an excellent opportunity for buyers seeking a versatile home with significant potential, offered to the market with no onward chain. The property's well-considered layout begins with an enclosed porch leading to the entrance hall, there is an impressive full width living/ Dining room that provides a generous and flexible space for both relaxing and entertaining and opens out into the conservatory. The kitchen is conveniently positioned and offers ample scope for modernisation to suit your individual tastes. The ground floor accommodation is completed with two well-proportioned bedrooms, one having jack & jill en-suite facilities, alongside a useful study providing flexibility for families or those requiring a home office. Upstairs, there are two additional double bedrooms and a shared bathroom. Throughout the property, there is clear potential to refurbish, modernise or extend (subject to planning permission), allowing you to tailor the home to your specific requirements and lifestyle. The rear garden has been designed with low maintenance in mind, making it ideal for those seeking an easily managed outdoor space and a double length garage provides ample storage space.





Whether you are looking for a family home, a property to downsize to, or a project with scope to add value, this attractive bungalow represents a rare opportunity to acquire a detached property with flexible accommodation and significant future potential.

Viewing is by prior appointment 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



- Four Bedroom Dormer Bungalow
- No Onward Chain
- Impressive Full Width Living/Dining Room
- Scope to Refurbish, Modernise or Extend (STPP)
- Two Ground Floor Bedrooms, Jack & Jill Ensuite & Study
- Two First Floor Bedrooms & Bathroom
- Low Maintenance Rear Garden
- Double Length Garage



PORCH

ENTRANCE HALL

LIVING/DINING ROOM

23' 8" x 14' 1" (7.21m x 4.28m)

CONSERVATORY

9' 11" x 7' 5" (3.01m x 2.26m)

KITCHEN

9' 3" x 12' 2" (2.83m x 3.70m)

STUDY

8' 7" x 9' 3" (2.61m x 2.83m)

BEDROOM THREE

12' 11" x 13' 9" (3.93m x 4.20m)

JACK & JILL ENSUITE

9' 3" x 5' 9" (2.83m x 1.74m)

BEDROOM FOUR

10' 8" x 14' 11" (3.24m x 4.55m)

FIRST FLOOR

BEDROOM ONE

9' 11" x 20' 8" (3.01m x 6.29m)

BEDROOM TWO

9' 6" x 13' 7" (2.90m x 4.13m)

BATHROOM

5' 8" x 5' 8" (1.73m x 1.72m)

OUTSIDE THE PROPERTY

DOUBLE LENGTH GARAGE

8' 10" x 26' 2" (2.69m x 7.98m)

TOTAL SQUARE FOOTAGE

175.0 sq.m (1884 sq.ft) approx.



DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LOW MAINTENANCE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven. Integrated hob, Extractor, Electric garage door, All carpets, curtains, Blinds and light fittings and Fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

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
175 sq m / 1884 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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