



ginger

BIRMINGHAM ROAD

MERIDEN

WELCOME

Ginger are delighted to offer this spacious 3 bedroom extended end of terraced house located in the heart of Meriden, close to the village shops and amenities. This popular village is highly desirable, known for its village community feel, popular school, handy shops, sports centre and doctors. The village is well placed to reach Coventry, Birmingham, Solihull and surrounded by villages, motorway/major road links and easy reach of Birmingham International.

A superb family home, set back from the road side being a generous fore-garden. Providing a welcoming reception hall/dining room, pleasant living room with feature fire and garden views plus an extended kitchen/sitting space with modern kitchen and fitted appliances, with French doors into the garden. To the side a large garage with separate WC.

Upstairs there are 3 double bedrooms, all with large windows and plenty of floor space plus a family bathroom proving a bath and separate shower.

Outside, a large front garden, with garage access and the rear garden being private with vehicle access gates and parking spot. There is additional parking to the rear of the gates.

A fantastic family home, generous accommodation in the heart of a popular village.

KEY FEATURES

- A three bedroom extended end terraced house
- Set back from the roadside in the heart of village centre
- Spacious entrance hall/dining room
- Great size family living room with feature fireplace
- Open-plan extended kitchen/breakfast/sitting room
- Three generous bedrooms
- Family bathroom with bath and shower
- Private rear garden with rear vehicle access and parking
- Garage with separate WC
- Superb village location, close to shops, school and sports centre







LIVING SPACES

The property offers generous living accommodation on the ground floor working really well for a family. Firstly, the porch area as you walk down the garden path is the perfect space to kick off shoes and hang coats, with a wooden door leading into the entrance hall/ dining room.

The first reception room is an adaptable space and the moment you step through from the porch you will appreciate the traditional decor and features. This room is a great size and works really well as a grand entrance room, but more commonly used as a formal dining space. The room is traditionally styled, open-plan staircase leading up to the bedrooms and the family bathroom. The room boasts beautiful solid wood floors, and affords access into the kitchen and through to the living room. There is a handy space under the stairs should you work from home for a desk, and plenty of floor space around the walls for additional dining furniture. There is also central heating radiator with thermostat, ceiling coving and a period style ceiling rose perfectly positioned above the dining table.

The living room is another spacious room accessed from the hallway. The moment you step through the door your eyes are drawn towards the private garden view. We love how this room has two double glazed windows to ensure plenty of natural light, and the feature fireplace to set the scene of this comfortable relaxing family space. There's plenty of floor area for your multiple sofas, media centre and nest of coffee tables. In addition, there is a good supply of power point, TV aerial point, telephone point, and central heating.

A key room in any family home is the open-plan kitchen/dining sitting space. The property has a generous kitchen area which offers a good compliment of stone-shade modern kitchen units to the wall and base with contrasting work-surfaces complimented by splash-back tiling. The kitchen has a number of built-in appliances to include a dishwasher, separate fridge and freezer, and also provisions for a range style cooker. The kitchen is lovely and bright, and boasts a large double glazed window to the front elevation, with French patio doors to the rear extended part of the sitting area. This is the room where you are likely to spend most of your day, both for preparing meals, tea and toast at the breakfast bar and chat with the family and from the seating area. When entertaining this space works very well, ideal for opening out the French doors into the garden and taking the party into the sunshine.

There's access into the garage and WC from the kitchen.









BEDROOMS AND BATHROOM

Welcome upstairs. The upstairs accommodation is certainly spacious, offering three double sized bedrooms and a generous size family bathroom.

The landing continues the traditional decor from the ground floor with carpets rising up the stairs and around the landing. There is a large airing cupboard at the top of the landing which provides useful shelving for towels and linen as well as generous floor storage space for cleaning appliances. There's even hanging in space for coats. The airing/store cupboard is also home to the Worcester boiler, and provides access into the loft space.

The main bedroom is set to the rear of the house. The moment step in from the landing you will be amazed at the space. A modern and bright decor with lighter contrasting carpets keep this room feeling bright and airy, along with the large double glazed window to the rear elevation to ensure plenty of natural light and delivering a delightful view into the garden. The bedroom is certainly big enough for a large bed with accompanying bedside tables, and still leaving plenty of room around for your free standing dressing table or desk. There's even a built-in wardrobe. The bedroom also has central heating radiator with thermostat control, numerous power points, TV aerial and ceiling light.

The second bedroom is set to the front of the home again being a lovely bright room, decorated with a nice light colour, the perfect style to start your day, whilst enjoying a large double glazed window which stretches the width of the room to provide plenty of natural light and to stand and see what's going on in the village. This room is spacious, offering wood laminate flooring, as well as a cupboard/wardrobe over stairs. This bedroom offers good floor space for a larger bed, plus regular bedroom furniture, ceiling light and central heating radiator with thermostat.

Bedroom number three is set to the rear of the house, a double sized bedroom, working well for the younger member of the family to have plenty of space, room for their bed, freestanding wardrobes and that all-important gaming/homework desk. The room is brightly presented with contrasting wood laminate flooring, window stretching along the width of the room to enjoy the garden view, and central heating radiator under.

The family bathroom is a lovely size, providing both a deep bath with Central Victorian-style mixer taps and shower attachment as well as a separate single size shower comprising of an electric triton shower unit. There is a traditional 'Chatsworth' pedestal wash basin with period style taps and splashback tiling, as well as a WC. The bathroom is traditionally styled period-style vinyl tiling for ease of cleaning, central heating, and that all-important large patterned window along the front elevation, delivering plenty of light. There is space for a free-standing unit to tuck away toiletries. There is ceiling spotlighting.











ADDITIONAL INFORMATION

GARAGE

The property benefits from a garage to the side, having access from the front via a personal door, and up and over door to the rear of the garage leading into the garden and parking bay. The garage provides lighting and power.

In addition, within the garage is a cloakroom having a WC. Been perfect for when entertaining in the garden.

OUTSIDE

The property setback from the roadside, and has vehicle access along the rear of the house. There is shared access, plus one parking space to the rear of the fence, with vehicle access gates into the garden, where there is a further tarmac area to park a car.

The garden is quite private and provides a patio area to the rear of the house for your outdoor dining furniture, barbecue and sun loungers. There is a lawn area for the kids to play or dog to run freely. The French doors access into the kitchen linking the house with the garden when entertaining.

OTHER INFORMATION

We are advised this property is Freehold, please seek confirmation from your legal representative.

We are advised the council tax band D is payable to Solihull MBC

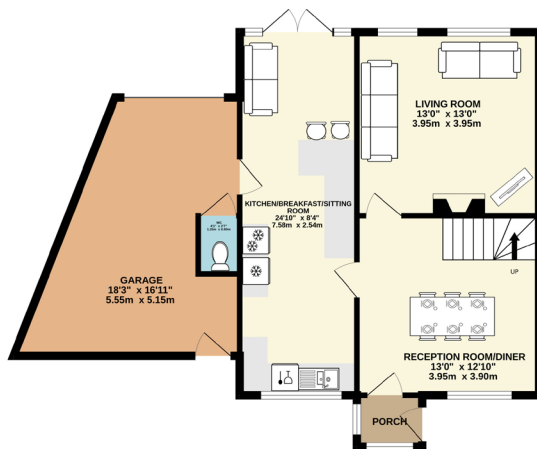
Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

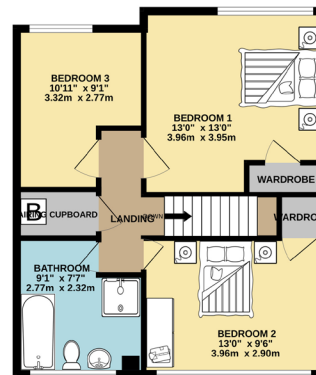
All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

FLOOR PLAN

GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



3 BEDROOM END TERRACED HOUSE

TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) 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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Make it yours...

Thank you for viewing with ginger. We know big decisions take considered thought... time to get the coffee on and enjoy this property brochure.

Our team will call you for feedback on this property within two days. In the meantime if you would like to submit an offer, ask any questions or book a second viewing feel free to get in touch.

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