



ginger

FILLONGLEY ROAD

MERIDEN

WELCOME

Ginger are delighted to offer this deceptively spacious three bedroom dormer detached bungalow for sale. Located on the edge of Meriden village boasting stunning countryside views, all set on a large plot. Located within a short distance to Meriden village centre, convenient to the local shops, school, doctors and sports centre, as well as within easy reach of the A45, motorways and Birmingham international airport.

The property really must be viewed to appreciate the generous accommodation that it offers. Delivering spacious living accommodation to include a comfortable family living room with dual aspect windows with countryside views out to the front, as well as a feature log-burning fire, a great sized kitchen/ breakfast room plus large separate utility with French patio doors out to the rear garden, a large bathroom and two good sized double bedrooms on the ground floor. Upstairs, there is the principal bedroom suite comprising of a private landing with eaves storage, large bedroom with countryside views and en-suite shower room.

Outside, the property is designed with ease of maintenance in mind, providing a super large driveway to the front, lawn areas and a patio rear garden.

In addition, a key benefit to this property is the separate annex which offers flexible uses, whether as a perfect location to run a business, providing a large office space, separate kitchen, and separate shower room, or working well for a member of the family needing their own ground floor space, or perhaps as a letting arrangement.

This is a fantastic opportunity to acquire a private and generous sized detached residence, and must be viewed to appreciate all the benefits this home offers.

KEY FEATURES

- A super spacious 3-bedroom detached dormer bungalow
- Located on the edge of Meriden village, boasting stunning countryside views
- Large family living room boasting a log-burning fire
- Spacious and modern kitchen/breakfast room
- Large family bathroom with a shower and bath
- Separate utility with French patio doors
- Principal bedroom suite with en-suite shower
- Annexe accommodation with kitchen & shower room
- Large gated driveway to front, rear garden, lawns to front and side







LIVING SPACES

This property certainly delivers excellent ground floor accommodation, providing a spacious living room and kitchen/breakfast space, separate utility, two excellent sized double bedrooms, and a rather grand family bath and shower room.

Let's talk you through. First of all, when you arrive at the property there is a porch area having a UPVC glazed door to the front, and a frosted panelled door leading into the main property. The moment you step inside the main house you can appreciate the depth and space that this home offers, it's neutral and bright presentation certainly opens your eyes ready for a spacious tour.

The hallway stretches all the way from the front door down to the kitchen breakfast space, giving access to the two ground floor bedrooms, the family living room, separate utility, bathroom and into the kitchen/breakfast room. There are stairs rising into the principal bedroom suite, as well as having some additional storage, and the perfect spot to hang coats, kick off shoes and space for a console table, as well as central heating and a window looking into the garden.

The family living room is a lovely comfortable space, generous in its proportions, and enjoying the benefit of countryside views from the front window. Also, having a south-east facing aspect ensuring plenty of natural sunny light. The room provides the perfect space for multiple sofas, your media centre and benefits from a feature fireplace with a large and hi-output log-burning fire. Furthermore, there is central heating in the room, and the wood engineered flooring flows through from the hallway. As well as having twin ceiling lights, plenty of power points, and TV aerial points. There is also Sky TV cable coming into the living room.

The kitchen/breakfast space is located at the rear of the hallway enjoying the garden view. This is a generous space and works really well for the family or for when entertaining, particularly with the French doors leading out to the garden to expand the party outside. The kitchen offers a good compliment of hi-gloss wall and base units with contrasting work-surfaces, as well as having that all-important feature island, perfect for placing several barstools around for your morning tea and toast. The kitchen has space for a Range style cooker, provisions for a dishwasher, and space for a larder-style fridge/ freezer as well as having windows to both sides of the kitchen. The tiled floor is perfect for the busy family, with kids and dogs, as well as there being ceiling spotlighting and central heating radiators.

This home benefits from a separate utility, again, just the ticket for a family, a good sized room providing some additional storage cabinets with contrasting work-surfaces and plumbing for your washing machine and separate dryer tucked away. The utility is also home to the Valliant boiler within a cupboard with extra storage, and a handy little space should you require a working desk. There's windows to the rear of the elevation looking into the garden, with French patio doors, and a further window to the side, as well as central heating, power and ceiling light.

The bathroom is a fantastic size, located on the ground floor, being stylishly presented with opulent tiling to the walls and floor, with contrasting tiles around the double shower, which has a glass shower screen and mains-fed control. There is a handy vanity cupboard with large wash basin with chrome mixer tap, a WC with dual flush, and the all important free-standing roll top bath with chrome mixer tap and separate shower attachment. The bathroom has twin double glazed frosted windows to the side elevation, with central heating radiators, including a wall-mounted towel radiator. There's also ceiling spotlights.









BEDROOMS AND BATHROOM

Firstly, let's look at the upstairs principal bedroom suite. We love the concept of this upstairs area as it is ideal for the parents to have their own space. The stairs rise from the hallway to the upper landing, which is a spacious area and provides additional storage area, place for the dogs to sleep, and also access into the eaves to tuck away your hideaways. There's three windows to the rear elevation climbing the stairs, and at the top, with the central heating radiator and doors giving access to the bedroom and the en-suite.

The principal bedroom is a superb size, the moment you step in to the bedroom from the landing you are drawn immediately to the stunning countryside and rolling hills view. The large glazed window to the front of the property, not only delivers this view, but also draws plenty of natural light, being south-east facing and particularly catching the morning sunrise as your alarm clock. What a wonderful place to begin your day.

The bedroom itself is generous and provides plenty of floor space for your large bed, accompanying side tables, and an entire wall for free-standing wardrobes, or perhaps you may have some built. The bedroom is neutrally presented with carpets, and having central heating radiators with thermostat control and ceiling lighting.

The top floor accommodation benefits from a separate shower room which is a great size, it is neutrally presented with easy to maintain tiles to the floor and around the wet areas, whilst providing a double sized shower with main-fed control and accompanying glass shower screen, a modern style toilet with dual flush, and a wash basin with chrome mixer tap, there is space around the corner for a storage cabinet for your towels and linen, as well as they are being an opening skylight and central heating radiator.

The additional two bedrooms are located on the ground floor, both providing generous floor space, with the front bedroom enjoying dual aspect views to the front and side, and just like the principal bedroom upstairs, enjoys that stunning countryside view across the driveway into the fields. This bedroom is perfect to place your larger bedroom furniture, is neutrally presented, and enjoys that additional view of the side garden.

Bedroom three is set in the middle of the ground floor, another generous double bedroom enjoying garden views through the side double glazed window. The room provides generous floor space and is neutrally presented with carpets, central heating and ceiling light.













ADDITIONAL INFORMATION

OUTDOOR & GARDEN SPACES

This property is positioned on a generous plot, not only is there an abundance of parking space to the front driveway, which is block-paved, and will easily accommodate several family cars, accompanied by a delightful lawn and garden area to the front. There's also a handy space to the side, which should you have a caravan or vehicle which you would like to tuck away, then there's space here.

The driveway stretches to the side of the property, where there is a gate leading into the rear garden and patio.

The rear of the house has been designed with ease of maintenance in mind, first of all, as you step out from the kitchen/breakfast room, or the utility via the French patio doors, you find yourself on this flagstone laid patio area. This sitting and relaxing area is south-west facing to ensure it is the perfect sun trap on those glorious British summer days, whilst providing plenty of room for your outdoor dining furniture, comfy outdoor sofas, and of course, the obligatory barbecue.

As you walk further to the rear there are steps down to another patio area, which is private and where the owners currently keep their sheds for storage, but again provides a secluded space. The garden area also has the benefit of an outdoor power point, is fenced, and has a gate leading to the driveway.

There is access here to the separate annex.

OFFICE BUILDING

This self-contained area is a fantastic addition to this home and offers several flexible uses and options. Positioned to the rear of the property, having its own separate access, yet within easy reach of the main house kitchen, the patio garden area, and short steps to the driveway, should you have people come to visit.

Should you work from home or run a small business then this makes for a comprehensive office, providing a spacious working area offering space for several work stations, a private main door access, and dual aspect views to the side and rear, with a number of power points, some with USB sockets, lighting and central heating. There is a separate kitchen with modern wall and base units, sink and power for appliances, and a separate shower room with a single sized electric shower, hand basin and toilet. The hardwearing flooring flows through the office room and the kitchen, with vinyl floor to the bathroom.

Alternatively, the space works really well for additional accommodation, perfect for an independent living relative, who likes to be closer to the family, yet have their own living accommodation, or perhaps a teenage member of the family needing their own space.

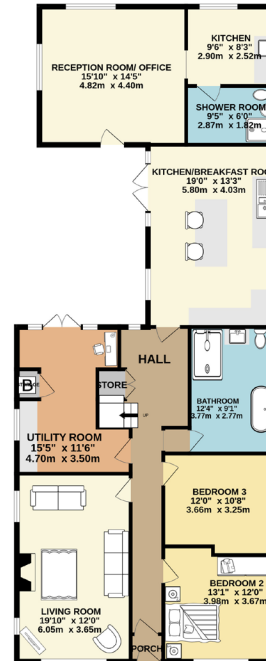
USEFUL INFORMATION

We are advised this property is Freehold, please seek confirmation from your legal representative. We are advised the council tax band E is payable to Solihull Metropolitan Borough Council. 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.

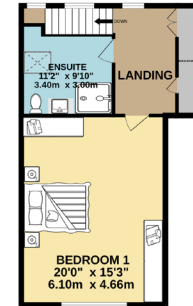
All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

FLOOR PLAN

GROUND FLOOR
1582 sq ft. (147.0 sq m.) approx.



1ST FLOOR
523 sq ft. (48.5 sq m.) approx.



3 BEDROOM DETACHED DORMER BUNGALOW

TOTAL FLOOR AREA: 2105 sq ft. (195.5 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 a guide for your prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency over the 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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