



TAILOR MADE
SALES & LETTINGS



Fillongley Road

Meriden, Coventry, CV7 7LT

Offers Over £350,000



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Tailor Made Sales and Lettings are delighted to introduce this excellent, extended two / three bedroom, semi detached home located in the hugely desirable village of Meriden, backing onto fields and a short distance from Meriden Church of England School and Little Angels Pre-School. The parade of shops located on The Green, is approximately a 10 minute walk from the property, including a Co-Op Store, Budgens, Cafe, Restaurant, Fast Food, local park and two highly respected gastro pubs. Meriden has a regular bus service to Birmingham Airport, Coventry and neighbouring Balsall Common

The property benefits from ample off-road parking, security bollards built into the driveway, secure gated side access and beautiful mature rear garden, backing onto fields, comprising a large patio area, lawn, mature shrub borders, summer house and vegetable garden.

The ground floor of this extended property comprises an entrance hallway, modern utility and downstairs WC, large through lounge / diner with dual fuel cast iron fire, door into a lobby area with doors off to the ground floor bedroom, modern en-suite shower room and a lovely open plan extended kitchen / diner, opening onto the garden.

The first floor offers two excellent double bedrooms, both with pleasant views and a lovely modern bathroom.

Full Property Summary

Entrance Hallway

Doors off to the utility room and lounge / diner, stairs to the first floor accommodation.

Utility and WC

Wall units, counter top with modern tiled splash back area, space under neath for washing machine and tumble dryer, wash hand basin, WC, double glazed window to the front elevation.

Lounge / Diner

Double glazed window to the front elevation, central heating radiators, dual fuel cast iron fire with brick surround and door into the inner lobby area.

Bedroom Three

A spacious double bedroom with double glazed window to the rear, central heating radiator and door into the en-suite shower room.

En-Suite Shower Room

A modern fully tiled shower room, comprising a walk in shower enclosure, WC, wash hand basin, chrome heated towel rail and double glazed window.

Open Plan Extended Kitchen / Diner

The kitchen area comprises a range of wall and base units, laminate counter tops, inset one and half bowl sink drainer, space for dishwasher, freestanding cooker and hob, extractor hood above, space for washing machine, spacious dining area with designer column radiator and double glazed windows and patio doors onto the lovely rear garden.

First Floor Landing

Doors off to both double bedrooms and the family bathroom.

Bedroom One

A spacious double bedroom with built in wardrobe, central heating radiator and double glazed window.

Bedroom Two

Double glazed window to the rear, built in wardrobe and central heating radiator.

Bathroom

A modern, fully tiled bathroom comprising a bath with shower over, glass screen, wash hand basin, WC, radiator and double glazed window.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you,

especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

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 regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map



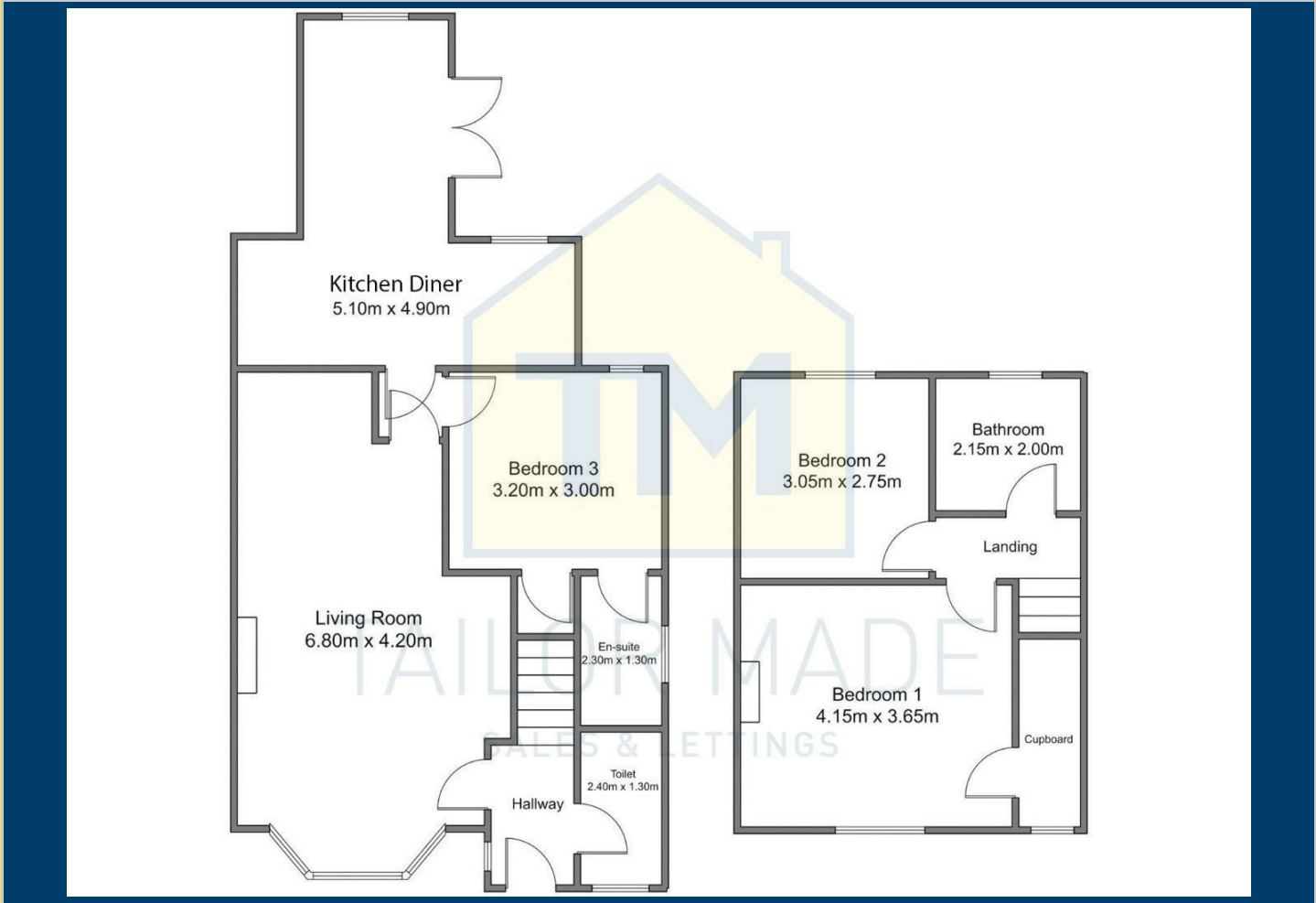
Hybrid Map



Terrain Map



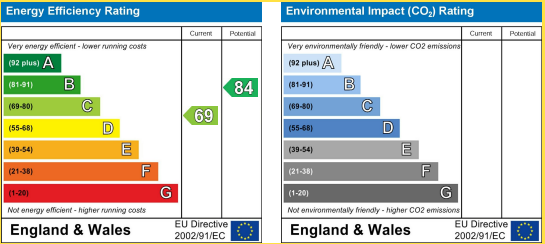
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.