



DM&Co.
— SALES & LETTINGS —

**29 Letitia Avenue
Meriden
CV7 7SG**

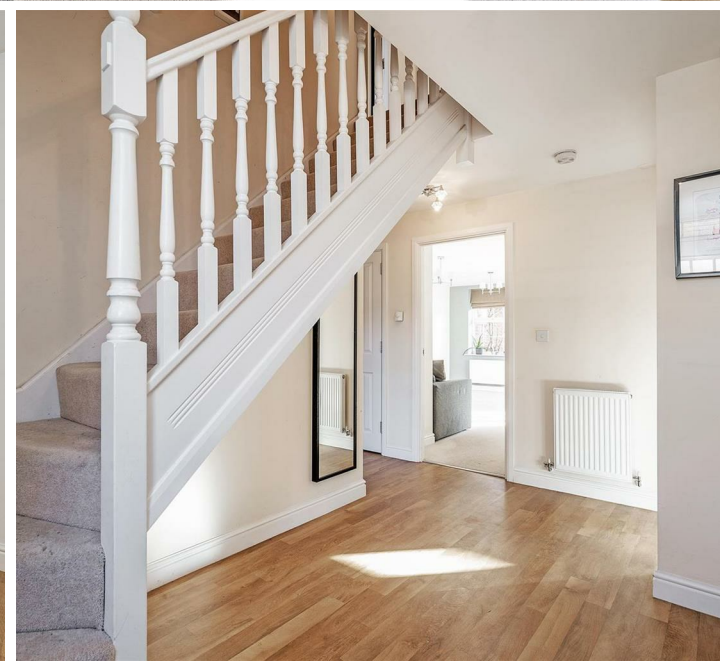
A beautifully presented four bedroom detached David Wilson home, enviably located within walking distance of Meriden Village. Set within this sought after cul-de-sac, this property offers spacious accommodation, perfect for families to move straight into.



DETAILS

This spacious four bedroom detached ex-show home is beautifully presented throughout, and is perfectly proportioned for family living. Entering the property into the grand hallway you immediately have a sense of the space on offer. The dining room to your right features a bay window to the front, and has a door leading to the kitchen. On the left is the office perfect for those working from home, which could also be easily used as a play room. To the rear is the large lounge benefiting from French doors to the garden, and also with doors opening to the garden is the breakfast kitchen. Completing the downstairs accommodation is the utility room with access to the garden, and guest cloakroom.

The first floor boasts a charming landing area and four generously sized bedrooms. The principal bedroom with built-in-wardrobes, also benefits from an en-suite. The second bedroom also offers convenient built-in storage, and the two remaining bedrooms are both double in size. The delightful family bathroom completes the upstairs living space.



OUTSIDE

To the side of the property is a driveway leading to the garage, and side gate to the rear garden. The garden is easy to maintain with a lawn and paved patio for entertaining. The single garage can also be accessed from the garden.



GENERAL INFORMATION

Planning Permission & Building Regulations: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

Tenure: Freehold

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.

Council Tax Band: G.

OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101, Option 2.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

FEATURES

- Beautifully Presented Four Bedroom Detached House
- Ex Show Home
- Dining Room
- Modern Fitted Kitchen
- Large Lounge
- Principal Bedroom with En-suite
- Three Further Double Bedrooms and Family Bathroom
- Single Garage
- Walking Distance to Meriden Village

SIZE

Total - 1556.50 sq ft

TENURE

Freehold

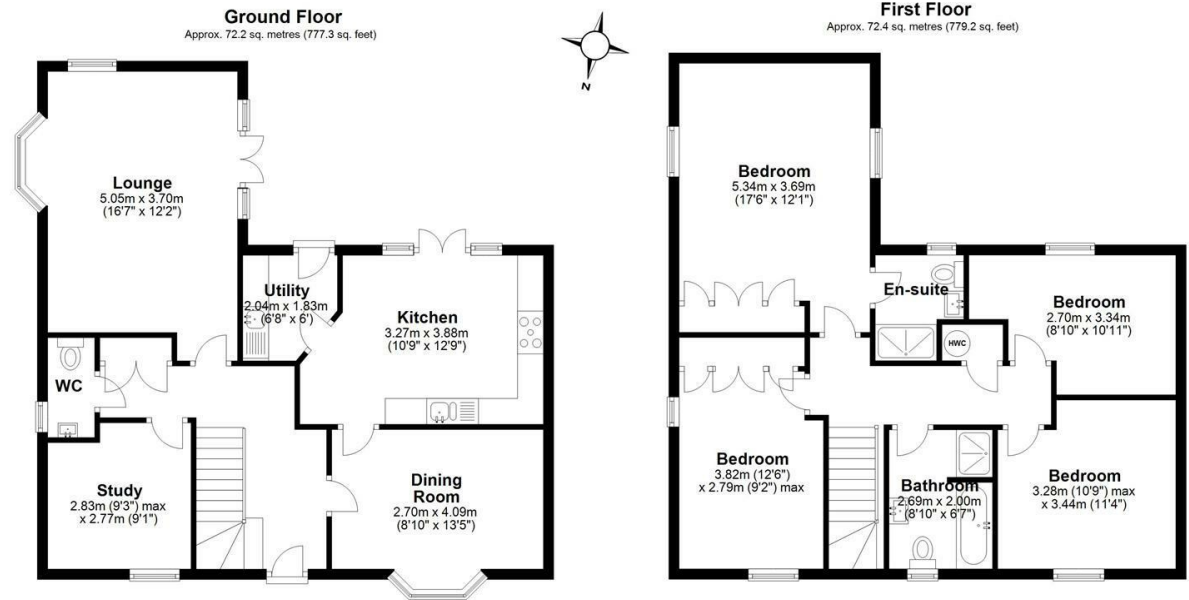
VIEWING

Book a viewing with Sole Agents DM & Co.
by phone or email:

📞 01564 777 314

@ dorrige@dmandcohomes.co.uk

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Total area: approx. 144.6 sq. metres (1556.5 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	