



## Main Road, Meriden

### Offers Around £135,000

- LOUNGE
- INNER HALL
- SHOWER ROOM
- VISITOR PARKING
- NO UPWARD CHAIN
- KITCHEN
- TWO BEDROOMS
- FRONT, SIDE & REAR GARDENS
- OVER 50'S

Meriden Hall Park, a magnificent development owned by Morrison Park Home Estates, nestles within the ancient walled garden of Meriden Hall, Warwickshire, just five miles east of Solihull.

The park is spread across 12 serene acres, beautifully landscaped and meticulously maintained. The grounds, originally laid out by the renowned landscape architect Capability Brown, feature a wealth of exotic trees and a stunning fishing lake.

The park boasts 69 fully serviced homes, each complemented by a mature garden and dedicated parking facilities. The residents of Meriden Hall Park enjoy a vibrant social environment, being within easy walking distance to local shops, pubs and all village amenities.

**LOUNGE**  
**19'4 x 11'0 (5.89m x 3.35m)**



**DINING ROOM**  
**9'11 x 8'2 (3.02m x 2.49m)**



**KITCHEN**  
**10'4 x 9'4 (3.15m x 2.84m)**



**INNER HALL**  
**BEDROOM 1**  
**9'9 x 9'6 (2.97m x 2.90m)**



**BEDROOM 2**  
9'5 x 7'0 (2.87m x 2.13m)



**VISITOR PARKING**

**SHOWER ROOM**



**FRONT, SIDE & REAR GARDENS**



## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

### Ground Floor



**SITE CHARGES** We are advised the site charges are £228.93 per calendar month

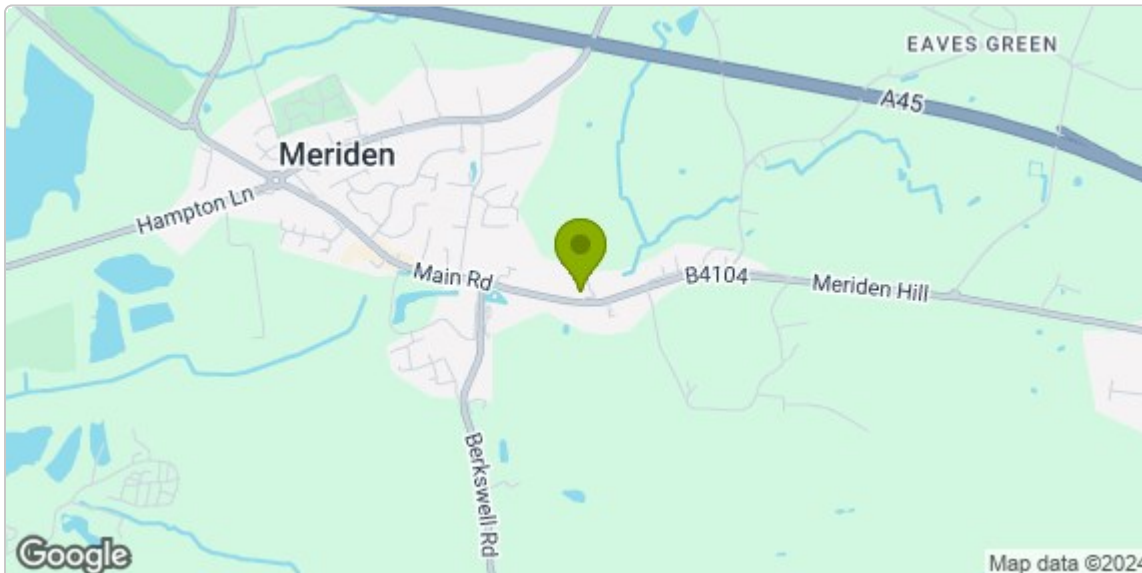
**FLOOR PLAN** Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

**PLANNING PERMISSION AND BUILDING REGULATIONS** Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**THE CONSUMER PROTECTION REGULATIONS** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

**PROPERTY TO SELL?** If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



**Full Postal Address:**  
Meriden Hall Park Main Road  
Meriden Coventry CV7 7LA

**Council Tax Band: A**

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

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