

12 Kittermaster Road, Meriden, Coventry, West Midlands. CV7  
7NA

£315,000 Freehold

FOR SALE



**bayzos.**

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## PROPERTY SUMMARY

<b>Key Features:<b>

No Upward Chain | Sought After Location of Meriden | Opportunity to Extend (STPP) | Renovation Opportunity | Attention First Time Buyers & Families | Driveway & Garage | Mature South Facing Rear Garden | Large Plot | EPC Rating C Potential B | Approx Total Floor Area 86 Sq. M.

## FEATURES

- No Upward Chain
- Opportunity to Extend (STPP)
- Sought After Location of Meriden
- Renovation Opportunity
- Attention First Time Buyers & Families
- Driveway & Garage
- Mature South Facing Rear Garden
- Large Plot
- EPC Rating C Potential B
- Approx Total Floor Area 86 Sq. M.



## PROPERTY DESCRIPTION

### <b>Property location</b>

Meriden

See the brochure section below for comprehensive overview of the property and location.

We have built the Key Facts for Buyers Guide to give you information on local schools with their ratings, satellite view so that you can see the surrounding areas, as well as local and major transport connections, and much more.

On the viewing we will provide additional information on the property and the area so that you can make an informed decision.

### <b>Extension and Structural Changes</b>

Conservatory

### <b>Refurbishments and Features</b>

Driveway | New Carpets | Landscaped Garden

### <b>Room Measurements</b>

Room dimensions and total floor area are included within our floor plan.

### <b>Tenure</b>

Freehold

### <b>Outside Space</b>

Front: Gravelled Area | Car Port | Garage

Rear: Lawn | Patio Area | Shed | Shrubs | Mature Garden

### <b>Additional Information</b>

Selling Position: No Chain

Age of the Property: 1945

Council Tax Band: C

Local Authority: Solihull

Electrical Performance Certificate Rating: 72

Approx. Total Floor Area: 86 Sq. M.

Approx. Total Plot Size: 0.09 Acre

Heating System: Gas

Boiler Age: 2011

Boiler Last serviced: 2024

Boiler Location: Kitchen

Loft: Insulated, Partially Boarded

Type of Windows: UPVC

Fireplace: Coal Burner

Fuse Box Location: Hallway

Garden Orientation: South

### <b>Material Information Parts B & C</b>

History of Subsidence: No

Unsafe Cladding: No

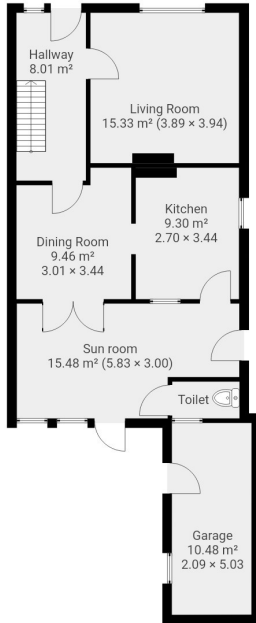
Asbestos: No

Any Rights of Way: No

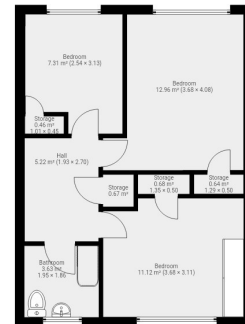
## ROOM DESCRIPTIONS



# FLOORPLAN & EPC



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