

HUNTERS[®]

HERE TO GET *you* THERE



45 Wyatt Way

Meriden, Coventry, CV7 7SJ

Offers Over £275,000



Offered with No Upward Chain and approached from Maxstoke Lane this excellent first time buyers home with gas central heating and double glazing is really handy for all local village amenities.

Set behind double parking, the property has hall with guest cloaks, kitchen with oven, hob, washing machine and fridge/ freezer, living room, two bedrooms, bedroom one with en suite and fitted wardrobes, main bathroom and pleasant rear garden.

The village, commonly known as the Centre of England, has a village green, primary school, local shops, schools and a recently built recreational ground and sports fields. The village is surrounded by open greenbelt countryside yet is well placed for the M42 and M6 which leads to the Midlands motorway network, centres of commerce and culture, the NEC, International Airport and railway station. Balsall Common and Hampton-in-Arden are neighbouring villages, whilst Solihull, Knowle and Kenilworth provide further and more comprehensive local amenities.



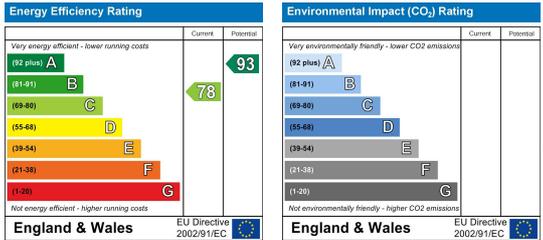
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.