



The Woodlands, Lodge Green Lane, Meriden CV7 7JG £750,000

www.simonburthomes.co.uk

Key Features

Reception Hall
 Guest Cloakroom
 Sitting Room / Dining Room
 Study / Living Room
 Breakfast Kitchen / Utility
 Four Bedrooms
 Dressing Room/Walk-In Wardrobe
 En-Suite Shower Room
 Family Bathroom / Separate WC
 Boiler Room / Garden Store
 Oil Fired Central Heating
 Double Glazing
 Double Garage
 Delightful Formal Gardens with
 Additional Paddock Land and Stabling
 Totalling Approximately Four Acres
 No Chain

The Woodlands is a handsome, well
 proportioned, traditional, four
 bedroomed, detached country family
 residence, set within beautifully
 maintained formal gardens and
 benefiting from further paddock land
 and stabling.

Vendor's Comments

Since moving here over 25 years ago,
 we have enjoyed turning the house and
 surrounding grounds into a wonderful
 family home with beautiful gardens and
 its own field.

Although located in such a peaceful
 country setting, we are just a few miles
 from Solihull and Coventry, with access
 to very good schools and excellent
 local amenities. In fact, we love the
 area so much that we are planning to
 move next door!

Tenure

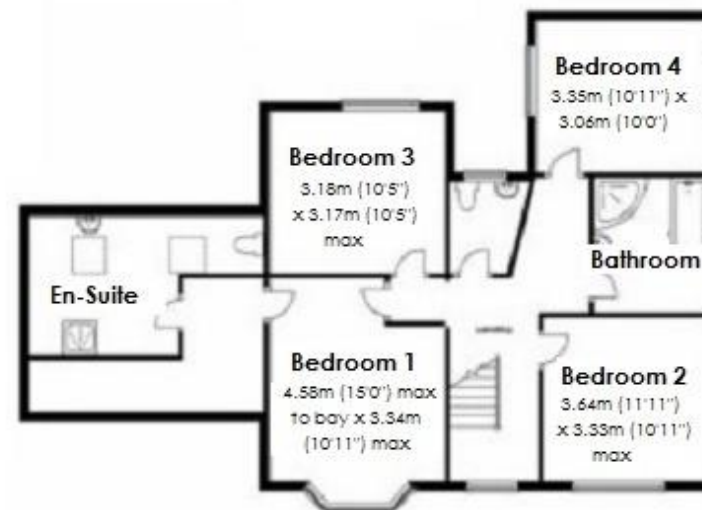
We have been advised that the
 property is FREEHOLD. However, you
 should check this with your legal advisor
 before exchanging contracts.

Local Authority

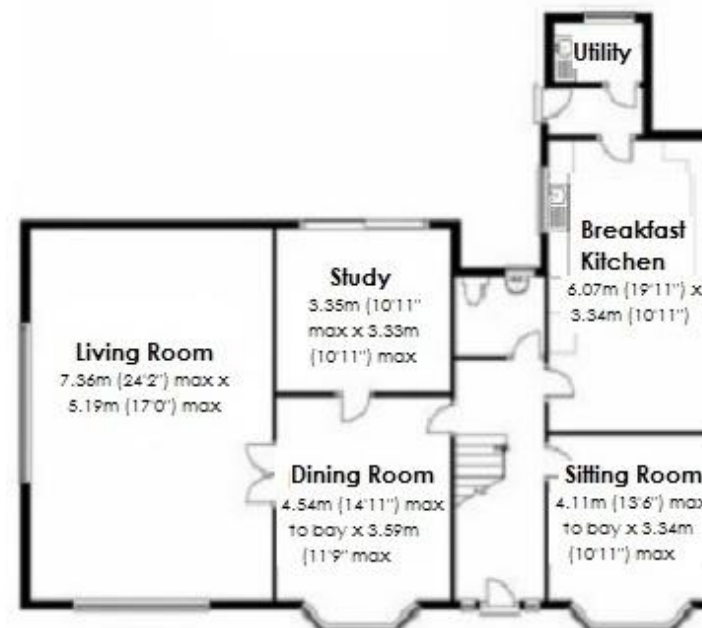
Solihull Metropolitan Borough Council

Viewing Arrangements

Telephone: 01676 534040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



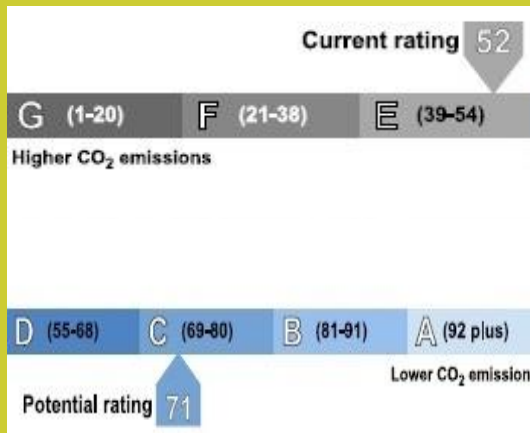
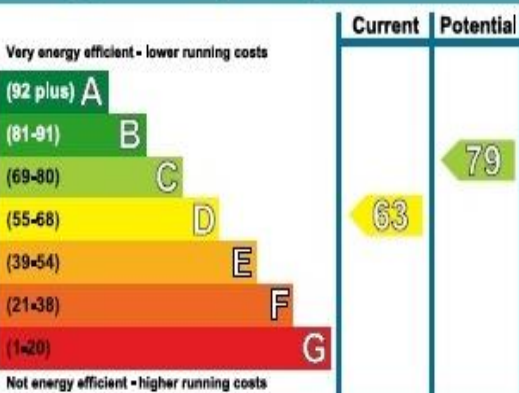
FIRST FLOOR

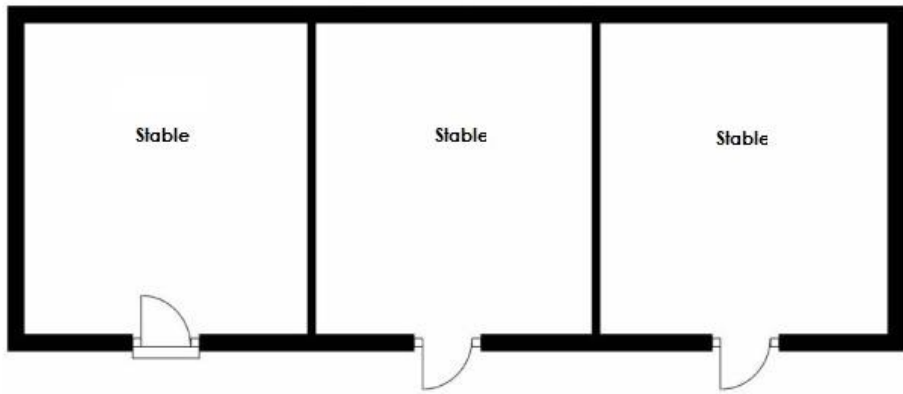


GROUND FLOOR

These particulars do not constitute part or all of an offer or contract.
 The measurements indicated are supplied for guidance only and as such must be considered incorrect.
 Potential buyers are advised to recheck the measurements before committing to any expense.
 Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the
 buyer's interests to check the working condition of any appliances.
 Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain
 verification from their solicitor.

Energy Efficiency Rating





THE STABLES





