

CHANTRY

MERIDEN



Chantry, 7 Leymere Close, Meriden, CV7 7SB
£1,100,000



www.simonburthomes.co.uk



KEY FEATURES

- No Chain
- In excess of 3,625 square feet
- Entrance porch
- Reception hall
- Guest cloakroom
- Living room with inglenook fireplace
- Dining room
- Breakfast room
- Garden room
- Study
- Fully integrated kitchen diner
- Fitted utility
- First floor landing
- 5 double bedrooms (including annexe)
- Dressing room
- Sun balcony
- En-suite bathroom
- Ensuite shower room
- Family bathroom
- Self-contained annexe with kitchen area, double bedroom, shower room, WC & storage room
- Gas central heating
- Double glazing
- Double garage
- Carport
- Driveway parking for multiple vehicles
- Enclosed private landscaped rear garden

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UNIQUE AND
ELEGANT

OVERVIEW

Chantry, is an impressive, well-proportioned, 5 double-bedroom, executive, detached, family residence, benefitting from a self-contained annexe, extending to in-excess of 3,625 square feet over 2 storeys. Presented to the very highest standards throughout and being peacefully, yet conveniently, nestled in a discreet end of cul-de-sac setting, within this desirable central Warwickshire village, this truly striking home demands an early internal viewing to fully appreciate the spacious and luxurious living space, currently on offer, which further benefits from being sold with no upward chain.

The popular village of Meriden is situated within the County Borough of Solihull (despite its 'CV' postal code), at an historical crossing of route ways to the south of the main A45 Birmingham-Coventry Road. It lies in a largely undeveloped area of agricultural land known as the 'Meriden Gap' which separates the conurbations of Birmingham and Coventry. The original settlement, known as Alspath ('road to Al's dwelling') was on the hill to the east of the present-day village and was held by the Countess Godiva before 1066 and by Nicholas during the time of the Domesday survey of 1086. The establishment of the London Road drew the centre away from the hamlet on the hill into the valley alongside the road. This was turnpiked in 1821 and Meriden became a coaching stage with several inns and ale houses.

Interestingly, Meriden was once the home of the Triumph Motorcycle factory, which moved from Coventry during the Second World War. The factory finally closed in 1983 and the site was cleared the following year for housing, with many of the iconic Triumph motorcycle identities living on as street names in the development that ultimately replaced the factory.

Additionally, Meriden is renowned for its immediate proximity to the countryside, including greenbelt and woodland, all of which are within comfortable walking distance. There is an excellent range of local amenities, well-liked by the local community, including the 'Good' Ofsted rated Meriden Church of England Primary School, a couple of popular pubs and a lovely park with a children's' playground and an all-weather tennis and football court. For those who need to commute, Berkswell and Birmingham International railway stations and Birmingham Airport are conveniently accessible with Junction 6 of the M42 being but a short drive away also.

Solihull's town centre is also within easy reach and boasts a bustling high street and the enviable shopping and entertainment complex, Touchwood, containing multiple well known retail outlets, a huge variety restaurants and bars and a multi-screen cinema showing the very latest releases. It also enjoys over 1,500 acres of green space including Elmdon, Malvern and Brueton parks, which offer plenty of family recreational facilities and ornamental gardens to walk in, to the wilder Babs Mill Local Nature Reserve with



TENURE

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

SERVICES

Mains gas, electricity (both currently supplied by British Gas), water, drainage and sewerage (Severn Trent). According to OFCOM the maximum download/upload speeds are 71 Mbps and 16 Mbps respectively for this property.

LOCAL AUTHORITY

Solihull Borough Council. Council Tax Band G

its lake, river, and fishing areas. Additionally, the borough benefits from several outstanding state schools, including Tudor Grange and Arden academies, as well as a variety of well-regarded independent schools, with the historic, ISI 'excellent' rated, Solihull School being one of the most highly respected within the country.

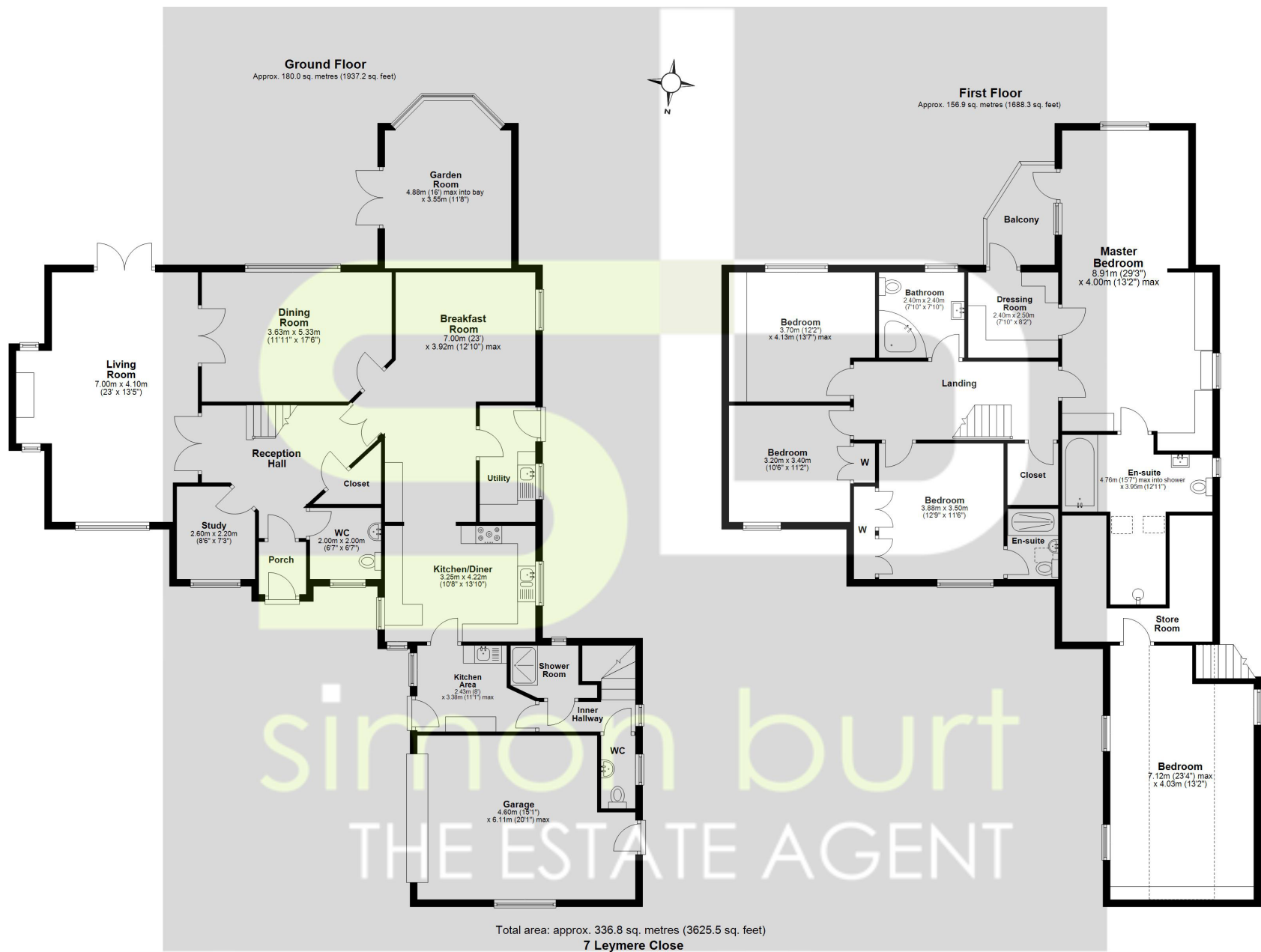
VENDOR COMMENTS

We have lived in "The Chantry" for the last 8 years and thoroughly enjoyed every day. The house itself has been perfect for our needs, having a beautiful master bedroom suite for us, and a fully equipped self-contained annex for our eldest son. The location is perfect, a 5 minute walk to the local shops and restaurants and lots of lovely open green spaces to walk our dogs.

The neighbours really are a pleasure to have and have made living here even better. We will miss Leymere Close but we are moving on to another adventure on a farm.



FLOOR PLAN



“ OVER 3,600
SQUARE FEET







VIEWING ARRANGEMENTS

Simon Burt Privilege
0121 705 4040



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.