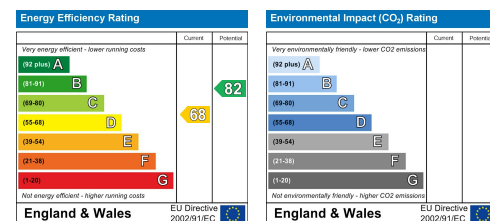


**7 LEYS LANE**  
 Approximate Gross Internal Area  
 971 sq ft / 90.20 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**7 Leys Lane**  
 Meriden, Coventry CV7 7LQ

THREE BEDROOMS... OPEN PLAN KITCHEN DINING ROOM... GARAGE AND OFF ROAD PARKING... GROUND FLOOR BATHROOM... VILLAGE LOCATION... LOUNGE WITH USEABLE OPEN FIREPLACE... PRIVATE REAR GARDEN... PERFECT FOR FIRST TIME BUYERS... CLOSE TO COUNTRYSIDE WALKS... Being in the heart of England in the sought after village of Meriden, Coventry, this delightful semi-detached house on Leys Lane presents an excellent opportunity for the first-time buyer. The property boasts three well-proportioned bedrooms, including an en-suite shower room, ensuring comfort and privacy for the whole family.

Upon entering the larger than average entrance hallway, you are welcomed by the lounge with working open fireplace making it possible for the winter cosy night in. The heart of the home is the open-plan kitchen and dining area, which features bi-fold doors that seamlessly connect the indoor space to the private rear garden. This design not only enhances natural light but also creates an ideal setting for al fresco dining and gatherings.

**£350,000**

**CONTACT INFORMATION**

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# 7 Leys Lane

Meriden, Coventry CV7 7LQ



- \* THREE BEDROOMS \*
- \* GARAGE & OFF ROAD PARKING \*
- \* SOUGHT AFTER VILLAGE \*
- \* OPEN PLAN KITCHEN DINING ROOM \*
- \* GROUND FLOOR BATHROOM \*
- \* CLOSE TO ALL AMENITIES \*
- \* KITCHEN WITH INTEGRATED APPLIANCES \*
- \* QUIET LOCATION \*
- \* PERFECT FOR FIRST TIME BUYERS OR THOSE LOOKING TO DOWNSIZE \*

## Front Garden

## Entrance Hallway

## Lounge

12'11 x 10'6 (3.94m x 3.20m)

## Family Bathroom

9'4 x 6'5 (2.84m x 1.96m)

## Open Plan Kitchen

12'7 x 8'3 (3.84m x 2.51m)

## Open Dining Room

10' x 7'10 (3.05m x 2.39m)

## First Floor Landing

## Master Bedroom

13'5 x 9'7 (4.09m x 2.92m)

## Master En-Suite

## Bedroom Two

11'6 x 7'11 (3.51m x 2.41m)

## Bedroom Three

8'6 x 8'2 (2.59m x 2.49m)

## Rear Garden

## Off Road Parking & Garage



Directions

