



PACKINGTON
ESTATE

Property

SEMI-DETACHED BARN CONVERSION TO LET



**NO. 1 WARREN FARM BARN
KINWALSEY LANE
MERIDEN
COVENTRY**

- **THREE BEDROOMS**
- **DINING KITCHEN**
- **DOUBLE GLAZED THROUGHOUT**
- **OVERLOOKING FIELDS**

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Packington Estate Enterprises Ltd. Registered in England No. 2377594
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LOCATION

The property is located at the heart of the Packington Estate, north of the A45 and yet it is within approximately 5 minutes drive from the centre of Meriden Village and 10 minutes drive from the M6 and M42, Birmingham International Airport, Railway Station and the N.E.C.

DESCRIPTION

The property is a single storey barn conversion and has recently undergone a major refurbishment. It has an oil fired heating system with underfloor heating and is double glazed throughout. The property is carpeted throughout with the exception of the dining kitchen and bathrooms.

The accommodation comprises:

Enclosed entrance porch leading into:

Dining kitchen

3.98m (max) x 7.32m (max)

The fitted kitchen comprises a run of floor and wall Shaker style units with black onyx worktop and inset stainless steel single sink and drainer with mixer taps. There is an integrated Hoover fan oven, Hotpoint ceramic hob and with extractor hood over. Oak effect ceramic floor tiles. Space for washing machine, dishwasher and fridge.





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Lounge

6.40m (max) x 7.42m (max)

The lounge has exposed timber beams, windows to side and rear elevations and glazed doors leading out to the garden area.



Bedroom One

2.73(max) x 4.66m (max)

A double room with exposed timber beams, wall lights, window to rear elevation and fitted vanity sink unit.





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Family Bathroom

2.75m (max) x 2.84m (max)

Fitted with white suite comprising bath, w.c, vanity sink unit, separate enclosed shower cubicle and heated towel rail. Oak effect ceramic floor tiles.



Bedroom Two

3.59m (max) x 4.27m (max)

A double room with window to rear elevation and fitted vanity sink unit.





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Bedroom Three

4.86m (max) x 4.50m (max)

A double room with windows to rear and side elevations, exposed timber beams.



Ensuite

2.29m (max) x 1.36m (max)

Comprising wash hand basin, w.c. and enclosed shower cubicle.

OUTSIDE

The front of the property is tarmacked with parking for two cars. The garden is mostly laid to lawn with a slabbed patio area to the rear. There is also a parking space within the garden area.

GENERAL INFORMATION

The property is to be let on an Assured Shorthold Tenancy for one year, subject to satisfactory references.

Rent

£1,475 pcm exclusive of all outgoings.

Holding deposit

A Holding Deposit being the equivalent of one week's rent is payable when applying for the property ie £340. This sum will form part of the Full Deposit payable once an application is complete.



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Full Deposit A sum equal to 5 weeks rent will be payable 3 days prior to commencement of the tenancy ie £1,701 (to include the £340 Holding Deposit referred to above).

The first month's rent is also payable upon commencement of the tenancy.

Local Authority North Warwickshire Borough Council

Services The property is on mains water and electricity. Central heating is provided by an oil fired boiler. Drainage is to a shared septic tank with the adjacent property.

Viewing Strictly by prior appointment with the Packington Estate Office:-
Contact: Gail Hinckes
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IMPORTANT NOTICE

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