



**PACKINGTON
ESTATE**

TO LET

UNFURNISHED SEMI DETACHED COTTAGE



**14 MAXSTOKE LANE
MERIDEN COVENTRY CV7 7ND**

2 bedrooms
Fitted kitchen with dining area
Gas Central heating
Alarm system
Parking
Available End September 2020

Packington Hall
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Warwickshire CV7 7HF

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packingtonestate.co.uk



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

No.14 Maxstoke Lane is one of four mews-style properties conveniently located in the village of Meriden. The properties are situated within walking distance of Meriden village centre which provides local amenities such as shops, schools, post office and library. The M42, M6 and M40 motorways are within a few minutes drive.

DESCRIPTION

The property is of brick construction under a tiled roof and comprises a hallway, sitting room, kitchen/breakfast room, downstairs WC. There are two bedrooms and a bathroom on the first floor. A gas combi-boiler serves both the hot water and radiators.

GROUND FLOOR

Entrance Hall

The front entrance door leads into the hallway which is carpeted and has a double radiator and doors leading off to:

Sitting Room

Approx: 4.791m (max) x 3.118m (max) 15'4" x 10'2"

Dual aspect and has the benefit of an electric fire wooden mantel and marble hearth with cast iron back. Fitted carpet, television and telephone points



Downstairs WC

With wc and wash hand basin

Storage Cupboard

Under-stair cupboard with ample space for storage



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Kitchen/ Breakfast Room

Approx : 4.712m (max) x 2.637m (max (15'4" x 8'6"))

The kitchen is fitted with floor and wall mounted units including stainless steel sink and drainer. There is a gas hob, electric oven, gas central heating boiler and plumbing for washing machine.



Landing

Useful double door storage cupboard with light.

Bedroom One

Approx: 3.127m (max) x 4.728m (max) (10'2" x 15'5")

Double bedroom with fitted carpet, window to front elevation and central heating radiator.



Bedroom Two

Approx: 2.739m (max) 3.644m (max) (8'9" x 11'9")

With fitted carpet and window to front elevation. Central heating radiator.



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Bathroom

Approx: 2.674m (max) x 3.644m (max) (8'7" x 6'2")

Bath with shower over, wash hand basin, w.c., and radiator. Vinyl floor covering.

Garden and parking area

Small landscape garden at side of property and tarmacadam driveway with parking for two cars



GENERAL INFORMATION

The property features double glazed UPVc windows, ample radiators and electricity sockets in all of the rooms.

Rent

£825 pcm. The property is to be offered for let on an Assured Shorthold Tenancy for one year, subject to satisfactory references.

Holding Deposit

A holding deposit of £190 will be required when applying for the property. If an application is accepted then this sum will form part of the Full Deposit payable.

Full Deposit

A sum equal to 5 weeks rent will be payable 3 days prior to commencement of the tenancy ie £951 (to include the £190 Holding Deposit).

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

Local Authority Council Tax

Solihull Metropolitan Borough Council
Valuation Band D

Service Charge

There is an annual service charge for the sewage pumping system, which is divided between four properties.

Viewing

Strictly by prior appointment with the Packington Estate Office:-

Contact: Gail Hinckes
Tel No: 01676 526716 / 01676 522020
Email: gail@packingtonestate.co.uk
Website: www.packingtonestate.co.uk



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IMPORTANT NOTICE

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