

**AP MORGAN**



**Meriden Road, Berkswell, Coventry**  
Asking Price £375,000

**Features:**

- Grade II Listed
- Stunning Scenic Grounds
- Principal Bedroom with Ensuite
- Option 3rd Bedroom or Dining Room
- Large Breakfast Kitchen with Separate Utility
- Ample Parking & Allocated Garage
- Easy Access to Major Motorway Links
- Close to Birmingham Airport & Train Station

**Description:**

\* Situated within the Historic & Scenic grounds of Berkswell Hall \*\*

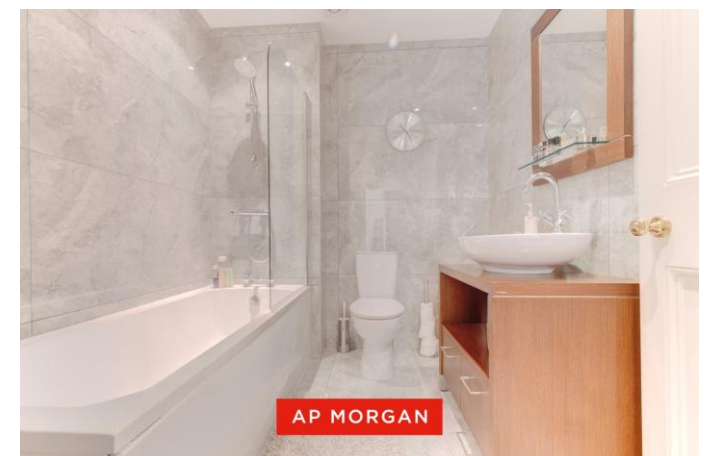
Grade II\* Listed large two/three bedroom apartment situated in the beautiful grounds of Berkswell Hall. Set in an idyllic countryside location yet within easy access to major motorway links and Birmingham International Airport & train station.

situated in the very heart of the highly sought-after and vibrant area of Berkswell, this well-proportioned two/three double bedroom upper floor apartment offers contemporary village living, ideally suited to working professionals or couples.

The property is accessed via a secure intercom-controlled entrance, leading into well-maintained communal areas with an outstanding staircase access serving all floors.

The apartment itself opens into a generous entrance hall, providing space for coats and shoes and benefiting from airing cupboards for additional storage. The internal hallway leads through to the impressive Living Room, kitchen and dining area/bedroom 3, which forms the hub of the home and offers a bright, spacious and versatile living space ideal for both relaxing and entertaining. The kitchen is fitted with a range of modern units and integrated appliances.

There are two further well-proportioned double bedrooms, including a generous principal bedroom which benefits from built-in wardrobe storage and an ensuite. Further bedrooms are served by the main bathroom, which is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and WC.



We are advised that the property benefits from approximately 957 years remaining on the lease, with an annual ground rent of circa £50 and a quarterly service charge of approximately £2532.00

Occupying a prime position within the Scenic surroundings, the apartment enjoys immediate access to a wide range of local amenities, making it an excellent choice for professionals and couples seeking convenience and community living.

The location is exceptionally well connected, with easy access to the M42 motorway, regular rail services from Birmingham International, and Birmingham Airport and the NEC all within approximately a 15-minute drive.

#### Details:

##### Hall

**Living Room** 21'8" x 19'2" (6.6m x 5.84m)

**Dining Room/Bedroom 3** 13'8" x 11'1" (4.17m x 3.38m)

**Kitchen** 19'6" x 13'7" (5.94m x 4.14m)

**Utility Room** 7'4" x 7'4" (2.24m x 2.24m)

**Bedroom 1** 18'6" x 12'9" (5.64m x 3.89m) Both Max

**Ensuite** 8'10" x 8'2" (2.7m x 2.5m)

**Bedroom 2** 12'3" x 9'6" (3.73m x 2.9m) Both Max

##### Bathroom

**EPC Rating:** E

**Council Tax Band:** F (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

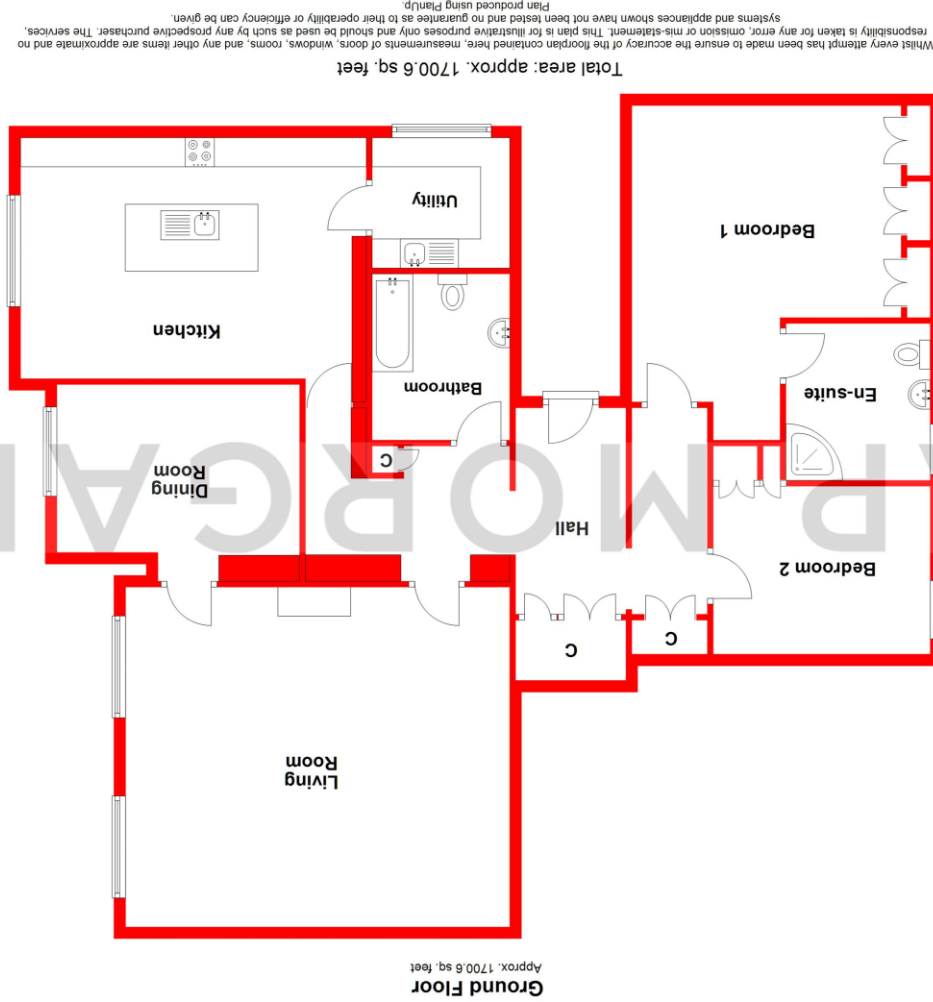
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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