

**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  
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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?

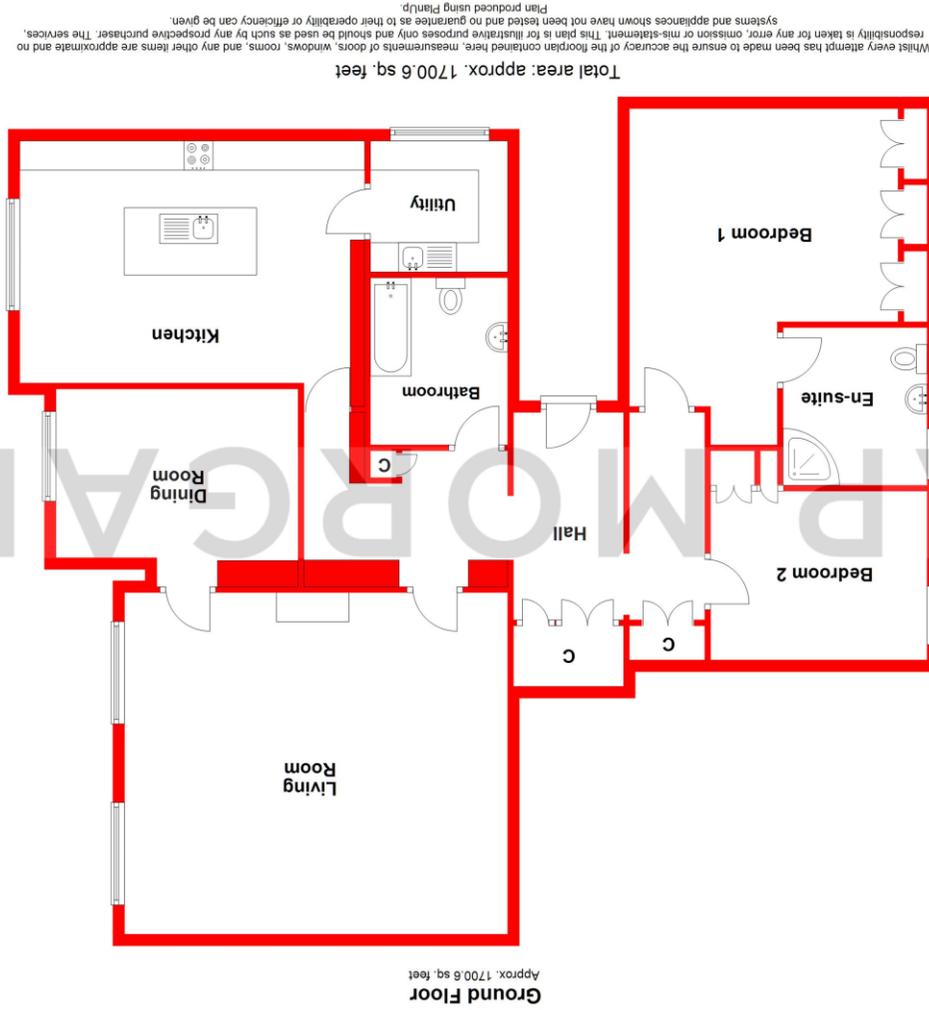
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### Need a solicitor?

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