



Hampton Green, Hampton-In-Arden

Offers Over £425,000





PROPERTY OVERVIEW

This three bedroom detached property is just under 3 years old and is within walking distance to Hampton Village and all its amenities. Being beautifully presented throughout and in almost showhome condition the property offers potential purchasers: - entrance hallway, lounge overlooking green to the front of the property, modern breakfast kitchen with integrated appliances, guest wc, three bedrooms (principal ensuite) and family bathroom. To the rear of the property is a North Easterly facing garden with patio area and storage shed. The property also benefits from off road parking for two vehicles.

PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery, railway station and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Meriden, Barston and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

Council tax band: E

Tenure: Freehold





- Three Bed Detached Property
- Walking Distance to Hampton Train Station
- Modern Breakfast/Kitchen
- Lounge
- En-Suite Principal Bedroom
- Family Bathroom
- Patio Area/Garden Shed

ENTRANCE HALLWAY

LIVING ROOM

10' 6" x 11' 10" (3.2m x 3.61m)

WC

6' 5" x 3' 3" (1.96m x 0.99m)

KITCHEN/DINING/FAMILY ROOM

17' 10" x 9' 9" (5.44m x 2.98m)

FIRST FLOOR

BEDROOM ONE

14' 5" x 9' 6" (4.39m x 2.9m)

ENSUITE

7' 10" x 4' 8" (2.39m x 1.42m)

BEDROOM TWO

10' 5" x 9' 3" (3.18m x 2.82m)

BATHROOM

7' 0" x 5' 7" (2.14m x 1.7m)

BEDROOM THREE

7' 7" x 9' 3" (2.31m x 2.82m)





OUTSIDE THE PROPERTY

NORTH EAST FACING GARDEN

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, extractor, fridge freezer, Caple dishwasher, Caple washer/dryer, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings and garden shed

ADDITIONAL INFORMATION

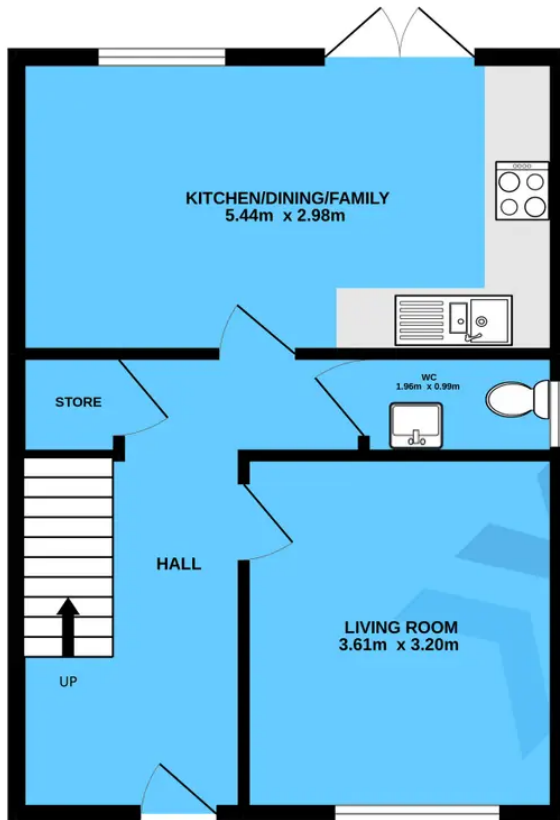
Services: Mains gas, electricity and mains sewers.
Broadband: EE Fibre-Optic. Loft Space: Boarded with ladder and lighting

MONEY LAUNDERING REGULATIONS

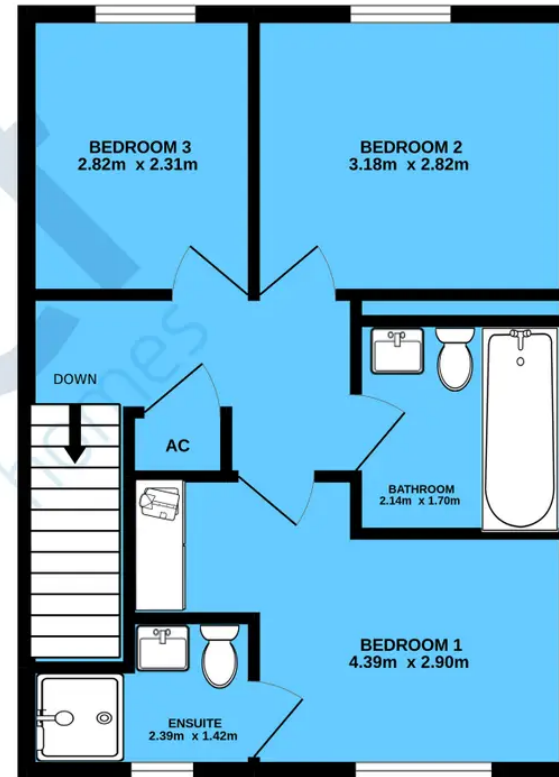
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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