



Peel Close, Hampton-In-Arden

Offers Over £350,000





PROPERTY OVERVIEW

This three bedroom mid-terrace family home is set well back from the road in a quiet-cul-sac within walking distance to the centre of Hampton-in-Arden and is available to purchase with no onward chain.

The property has been well maintained and benefits from a modern Worcester Bosch central heating boiler and UPVC double glazing and now requires some general cosmetic updating. With potential to extend to the rear or into the loft space (STPP) the property provides potential purchasers with:- enclosed entrance, inner hallway, wc, breakfast kitchen, utility area, lounge, conservatory, garden wc, three double bedrooms and a shower room.

Outside there is a large West facing rear garden backing onto the School playing fields.





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: C

Tenure: Freehold

- Three Bedroom Mid-Terrace
- Potential to Extend STPP
- Lounge, Breakfast Kitchen & Conservatory
- Three Double Bedrooms
- Large Rear Garden
- Well Maintained with Cosmetic Work Required
- Gas Central Heating & UPVC Double Glazed





PORCH

ENTRANCE HALLWAY

WC

LOUNGE

17' 11" x 11' 12" (5.45m x 3.65m)

KITCHEN/DINER

10' 12" x 11' 6" (3.35m x 3.5m)

UTILITY

5' 9" x 5' 9" (1.75m x 1.75m)

CONSERVATORY

9' 2" x 6' 11" (2.8m x 2.1m)

FIRST FLOOR

BEDROOM ONE

13' 5" x 9' 2" (4.1m x 2.8m)

BEDROOM TWO

11' 12" x 9' 10" (3.65m x 3m)

BEDROOM THREE

8' 10" x 7' 10" (2.7m x 2.4m)

SHOWER ROOM

6' 7" x 5' 5" (2m x 1.65m)

OUTSIDE THE PROPERTY

GARDEN WC

LARGE WEST FACING GARDEN



**ITEMS INCLUDED IN THE SALE**

All carpets, all curtains, all blinds, all light fittings, all furniture available and white goods included. (Dining table and four chairs separate negotiation.)

ADDITIONAL INFORMATION

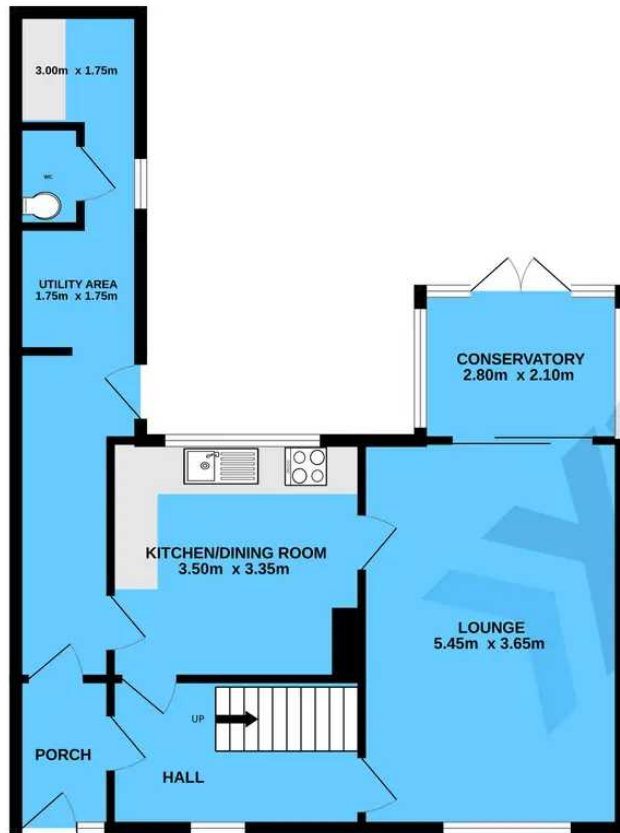
Services: mains gas, electricity and mains sewers Loft Space: boarded

MONEY LAUNDERING REGULATIONS

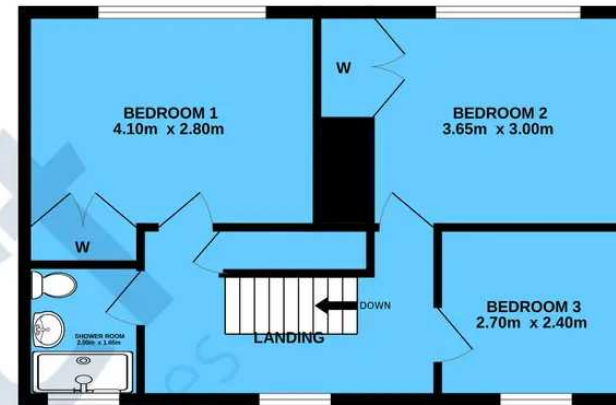
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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.
Made with Metropix ©2023

Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk

xact
SALES & LETTINGS

