



Fentham Close, Hampton-In-Arden

Offers Over £600,000





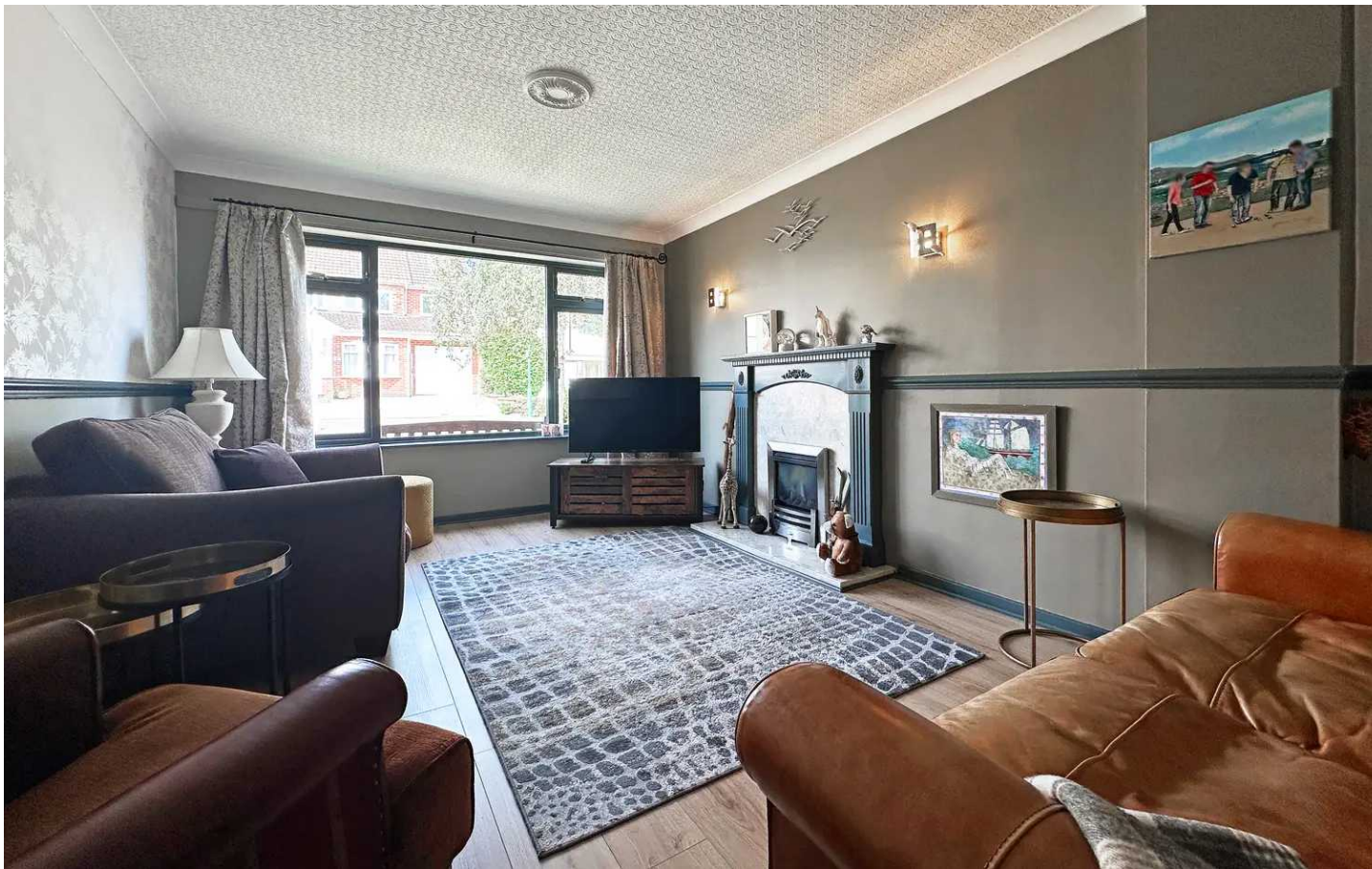
## PROPERTY OVERVIEW

This extended four bedroom detached property is located in the centre of Hampton-In-Arden just a short walk from the school, train station and village centre. The property has been significantly extended and refurbished by the current owners and now provides an excellent family home in ready to move in condition throughout.

Set back behind a double width driveway the property provides potential purchasers with; enclosed porch, entrance hallway, lounge, breakfast kitchen, dining room, guest WC, four bedrooms and a re-fitted shower room. Outside the property has a private landscaped low maintenance rear, garage and driveway parking.

Viewing is by appointment only with Xact Homes 01676 534 411.





#### 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: F

Tenure: Freehold

- Four Bedroom Detached
- Well Presented Throughout
- Lounge, Dining Room & Breakfast Kitchen
- Quiet Cul-de-Sac in the Centre of Hampton
- Re-Fitted Shower Room
- Private Rear Garden
- Garage & Driveway Parking





**ENCLOSED PORCH**  
5' 9" x 3' 3" (1.75m x 0.98m)

**ENTRANCE HALLWAY**  
15' 9" x 5' 9" (4.8m x 1.75m)

**LOUNGE**  
20' 10" x 10' 12" (6.35m x 3.35m)

**DINING AREA**  
11' 6" x 14' 1" (3.5m x 4.3m)

**BREAKFAST/KITCHEN**  
11' 6" x 13' 11" (3.5m x 4.25m)

**WC**  
4' 7" x 3' 3" (1.4m x 1m)

#### **FIRST FLOOR**

**BEDROOM ONE**  
14' 5" x 10' 12" (4.4m x 3.35m)

**BEDROOM TWO**  
10' 10" x 8' 10" (3.3m x 2.7m)

**BEDROOM THREE**  
12' 2" x 7' 10" (3.7m x 2.4m)

**BEDROOM FOUR**  
9' 6" x 7' 10" (2.9m x 2.4m)

**SHOWER ROOM**  
8' 2" x 5' 7" (2.5m x 1.7m)





#### **OUTSIDE THE PROPERTY**

##### **GARAGE**

19' 0" x 7' 10" (5.8m x 2.4m)

##### **EAST FACING GARDEN**

##### **ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, dishwasher, all carpets, all curtains, all blinds and some light fittings.

##### **ADDITIONAL INFORMATION**

Services: main gas, electricity and mains sewers.

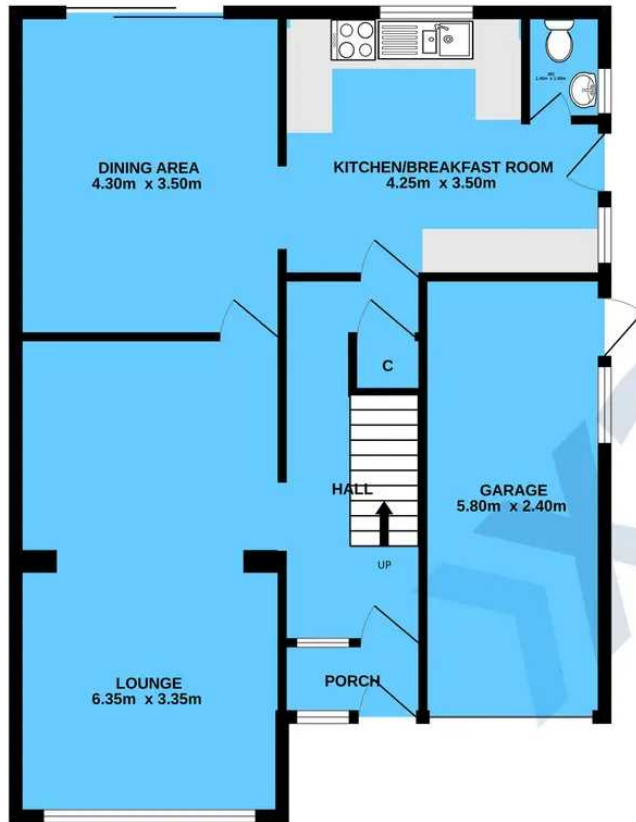
Broadband: BT. Loft Space: boarded with ladder and lighting

##### **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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# Xact Homes

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