



Lapwing Drive, Hampton-In-Arden

£695,000





PROPERTY OVERVIEW

This larger style four bedroom detached property originally built by Bryant Homes provides over 1500sq ft of living accommodation and benefits from a wide South facing rear garden. Having the potential to refurbish and extend (STPP) the property provides potential purchasers with:- entrance hallway, living room, dining room, conservatory, breakfast kitchen, utility room, downstairs wc, study, galleried landing, four bedrooms (principal en-suite) and a family bathroom.

Outside the property stands on a wide corner plot with a walled South facing rear garden, large driveway and a double garage.

Viewing is strictly by appointment only with Xact Homes 01686 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: G

Tenure: Freehold

- Four Bedroom Detached
- Potential to Refurbish & Extend (STPP)
- Living Room, Dining Room, Study & Conservatory
- En-Suite Principal Bedroom
- Approximately 1500sq ft
- Walled South Facing Rear Garden
- Double Garage & Driveway Parking





ENTRANCE HALLWAY

LIVING ROOM

16' 4" x 12' 10" (4.99m x 3.9m)

DINING ROOM

11' 8" x 9' 4" (3.55m x 2.85m)

CONSERVATORY

11' 4" x 11' 1" (3.45m x 3.38m)

BREAKFAST KITCHEN

14' 11" x 9' 4" (4.55m x 2.85m)

STUDY

8' 2" x 8' 0" (2.5m x 2.45m)

UTILITY ROOM

8' 0" x 5' 3" (2.45m x 1.6m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM

12' 10" x 10' 4" (3.9m x 3.15m)

EN-SUITE

6' 7" x 5' 1" (2m x 1.55m)

BEDROOM TWO

13' 1" x 9' 8" (4m x 2.95m)

BEDROOM THREE

13' 1" x 9' 8" (4m x 2.95m)

BEDROOM FOUR

16' 5" x 7' 5" (5m x 2.25m)

BATHROOM

9' 1" x 6' 3" (2.76m x 1.9m)





OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

DOUBLE GARAGE

18' 4" x 17' 5" (5.6m x 5.3m)

ITEMS INCLUDED IN SALE

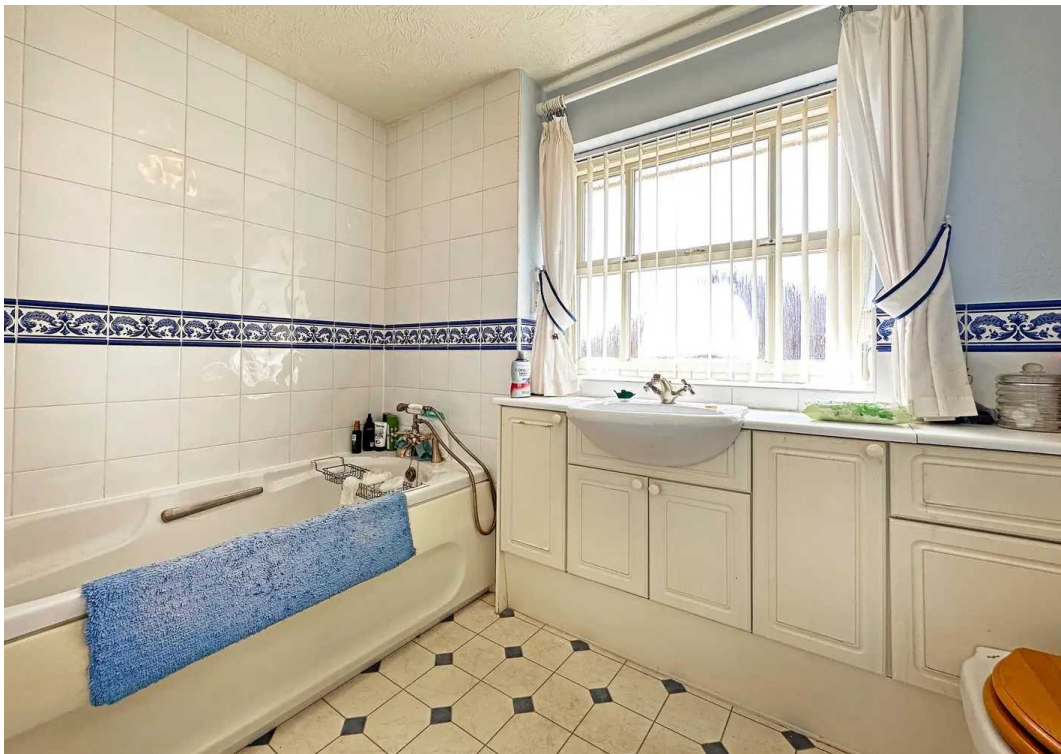
Integrated oven, integrated hob, fridge freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings, underfloor heating in the conservatory and a garden shed.

ADDITIONAL INFORMATION

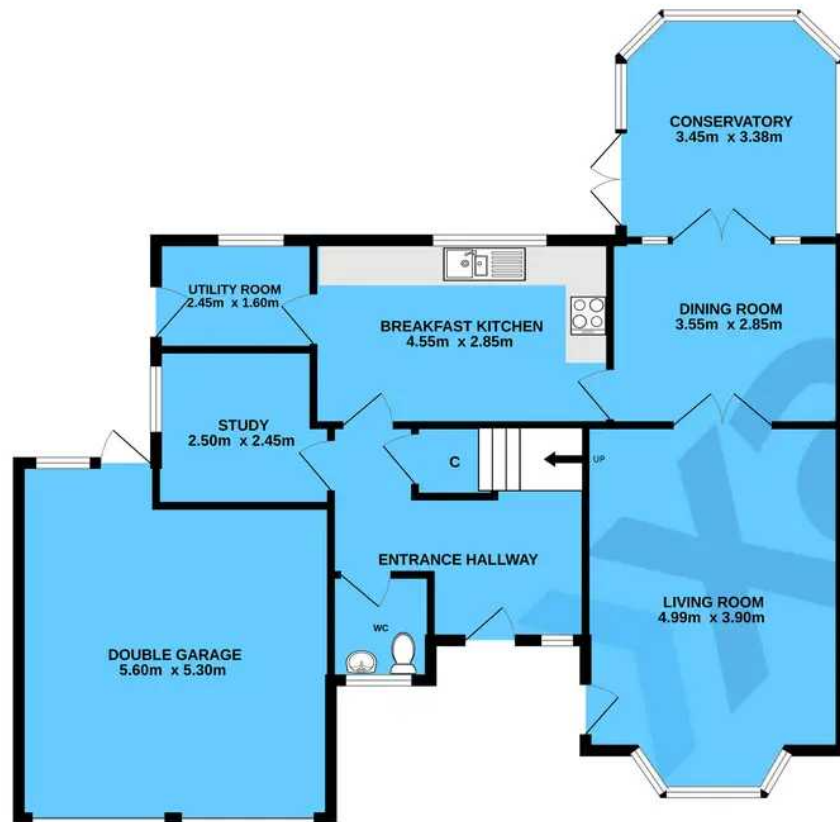
Services - mains gas, electricity and mains sewers.
Broadband - BT.

MONEY LAUNDERING REGULATIONS

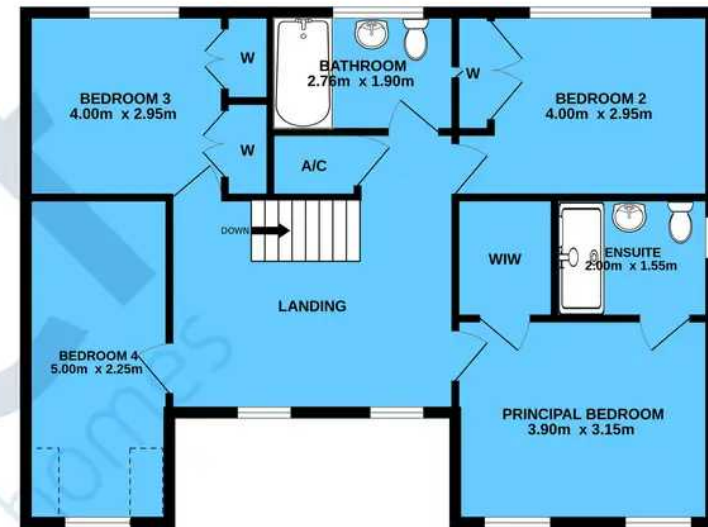
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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

