



Marsh Lane, Hampton-in-Arden

Guide Price £525,000





PROPERTY OVERVIEW

Located in a quiet cul-de-sac being close to the centre of Hampton-in-Arden and ideally placed for access to the school and train station is this extended and well presented four bedroom semi-detached house. Set back behind a block paved driveway this family home provides over 1700 sq ft of living accommodation and offers potential purchasers with; entrance hallway, living room, dining / play room, superb breakfast kitchen, utility room with guest WC, three first floor bedrooms, bathroom & separate shower room and a loft conversion to provide bedroom four. Outside the property provides a generous rear garden which has been well planted with shrubs and trees and contains several storage buildings. Viewing is by appointment only with Xact Homes on 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: C

Tenure: Freehold

- Four Bedroom Semi-Detached
- Over 1700 sq ft
- Breakfast Kitchen
- Large Private Rear Garden
- Living Room & Dining / Play Room
- Three First Floor Bedrooms
- Bathroom & Shower Room
- Converted Loft Bedroom
- Driveway Parking





ENTRANCE HALLWAY

LIVING ROOM

14' 5" x 12' 8" (4.40m x 3.86m)

DINING ROOM / PLAY ROOM

15' 1" x 10' 0" (4.60m x 3.06m)

BREAKFAST KITCHEN

27' 2" x 10' 0" (8.27m x 3.05m)

UTILITY ROOM

7' 8" x 5' 10" (2.33m x 1.77m)

FIRST FLOOR

BEDROOM ONE

12' 6" x 10' 11" (3.82m x 3.32m)

BEDROOM TWO

12' 6" x 9' 11" (3.81m x 3.01m)

BEDROOM THREE

12' 2" x 8' 0" (3.72m x 2.44m)

BATHROOM

8' 3" x 5' 7" (2.52m x 1.70m)

SEPARATE SHOWER ROOM

11' 8" x 4' 6" (3.56m x 1.36m)

SECOND FLOOR

BEDROOM FOUR

12' 5" x 8' 5" (3.78m x 2.56m)





OUTSIDE THE PROPERTY

GENEROUS REAR GARDEN

SEVERAL STORAGE BUILDING

ITEMS INCLUDED IN SALE

Oven, hob, extractor, microwave, fridge and freezer, fitted wardrobes in bedroom one, all carpets, some curtains, blinds and light fittings, underfloor heating and garden shed.

ADDITIONAL INFORMATION

Services - mains gas, electricity and water.

Broadband - Sky. Loft space - boarded with 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.





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

