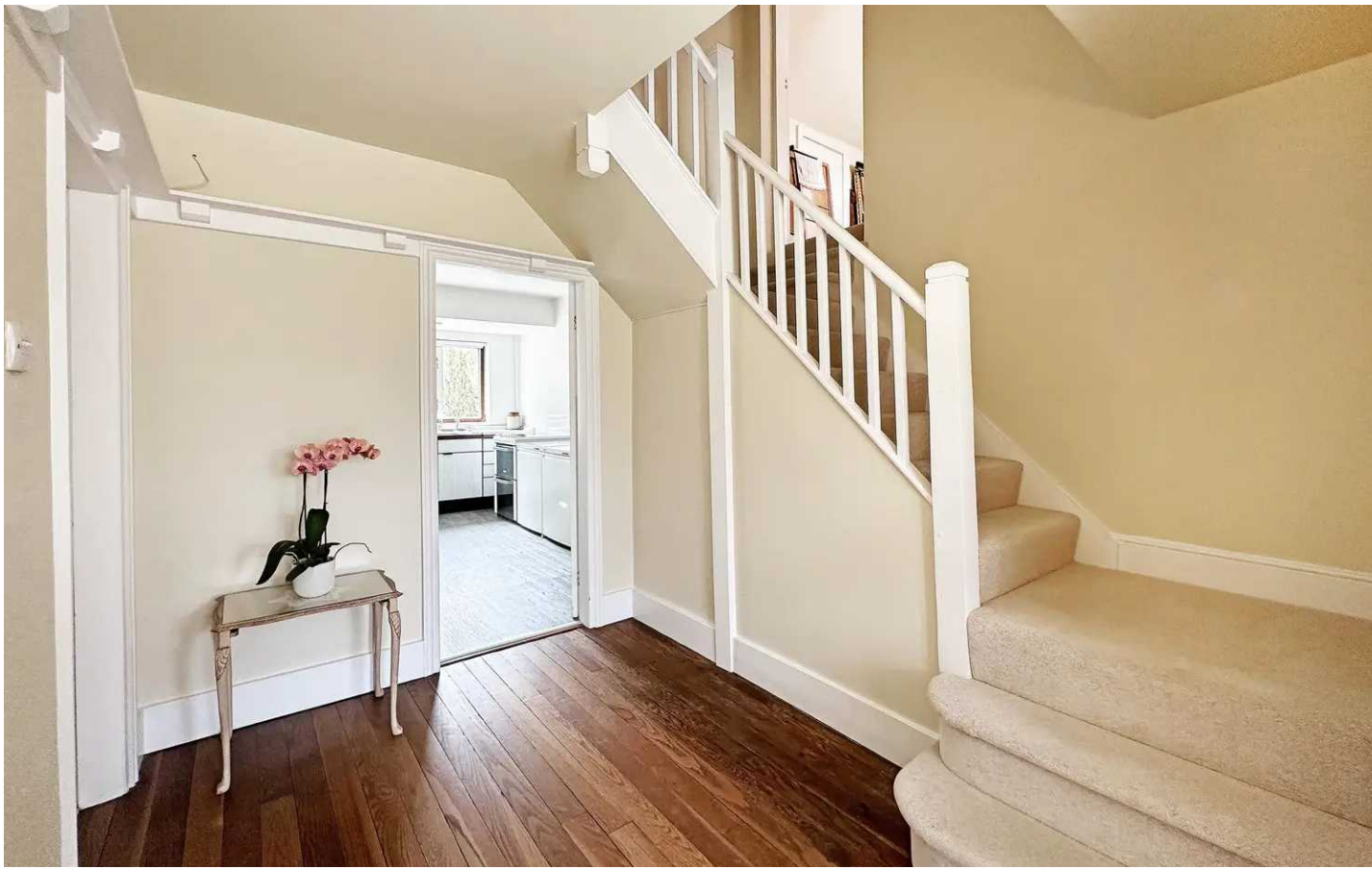




Bellemere Road, Hampton-In-Arden

£795,000

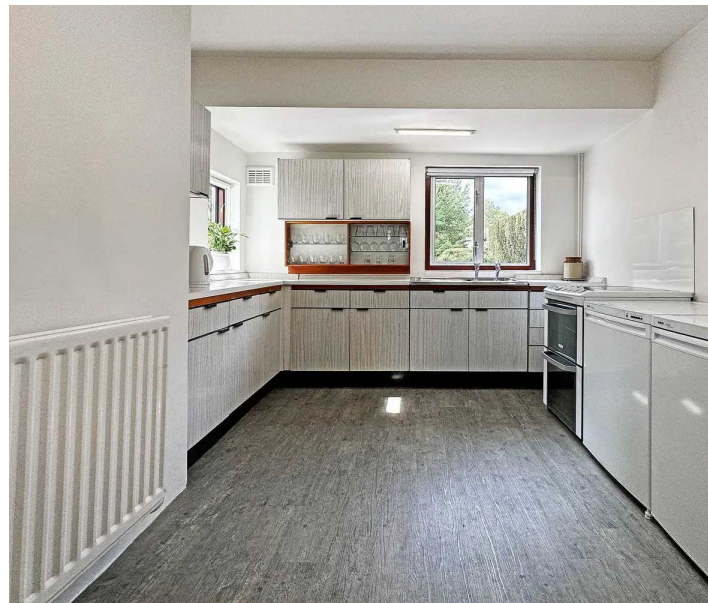




PROPERTY OVERVIEW

This traditional four bedroom detached property is located on one of Hampton's most sought after roads and is ideally positioned for access to George Fentham School / the train station and is available to purchase with no onward chain. Being a well maintained home but with scope for refurbishment and extension (STPP), the property provides potential purchasers with:- enclosed porch, entrance hallway, lounge, dining room, breakfast kitchen, large utility room, downstairs WC, four double bedrooms and a family bathroom. Outside there is a large established West facing garden, garage and driveway parking.

Viewing is by appointment with Xact 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: F

Tenure: Freehold

- Traditional Four Bedroom Detached House
- No Onward Chain
- Potential to Extend (STPP)
- Lounge, Dining Room & Breakfast Kitchen
- Four Double Bedrooms
- Large West Facing Rear Garden
- Walking Distance to Village Centre





ENCLOSED PORCH

ENTRANCE HALLWAY

LOUNGE

13' 11" x 11' 4" (4.24m x 3.45m)

DINING ROOM

12' 0" x 11' 4" (3.65m x 3.45m)

BREAKFAST KITCHEN

12' 11" x 9' 8" (3.93m x 2.95m)

UTILITY ROOM

9' 0" x 8' 2" (2.75m x 2.50m)

GUEST WC

4' 3" x 3' 3" (1.30m x 1.00m)

FIRST FLOOR

BEDROOM ONE

13' 9" x 11' 6" (4.20m x 3.50m)

BEDROOM TWO

12' 0" x 11' 4" (3.65m x 3.45m)

BEDROOM THREE

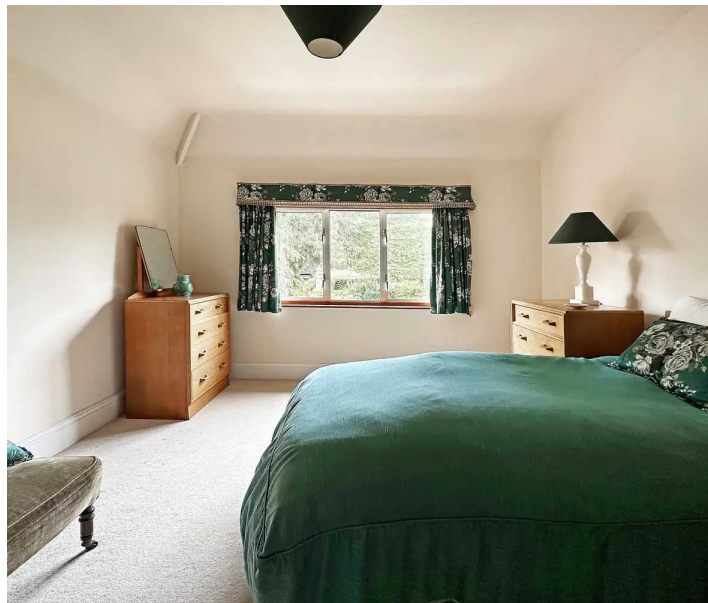
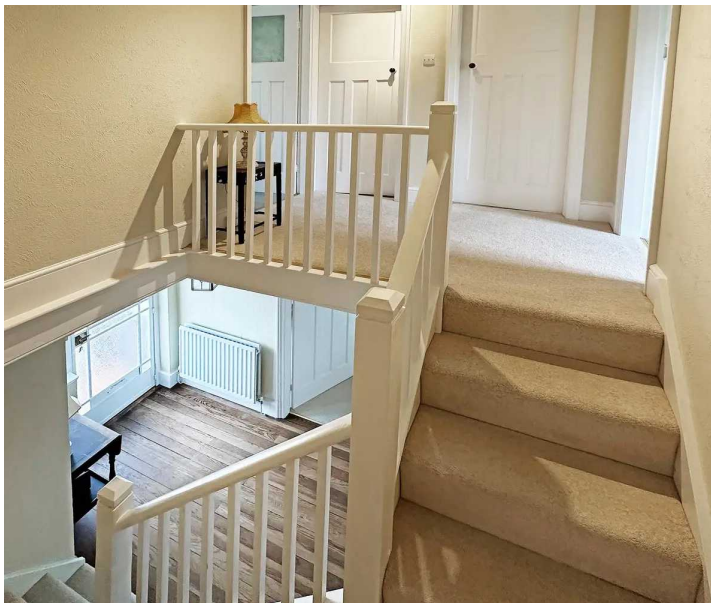
16' 7" x 8' 0" (5.05m x 2.45m)

BEDROOM FOUR

9' 8" x 9' 6" (2.95m x 2.90m)

BATHROOM

9' 8" x 4' 9" (2.95m x 1.46m)



**TOTAL SQUARE FOOTAGE**

Total floor area - 137.2 sq.m. = 1477 sq.ft. approx.

OUTSIDE THE PROPERTY**WEST FACING GARDEN****GARAGE**

18' 1" x 8' 2" (5.50m x 2.50m)

ITEMS INCLUDED IN SALE

Free standing cooker, fridge, freezer, all carpets, all curtains, all blinds, all light fittings and a greenhouse.

ADDITIONAL INFORMATION

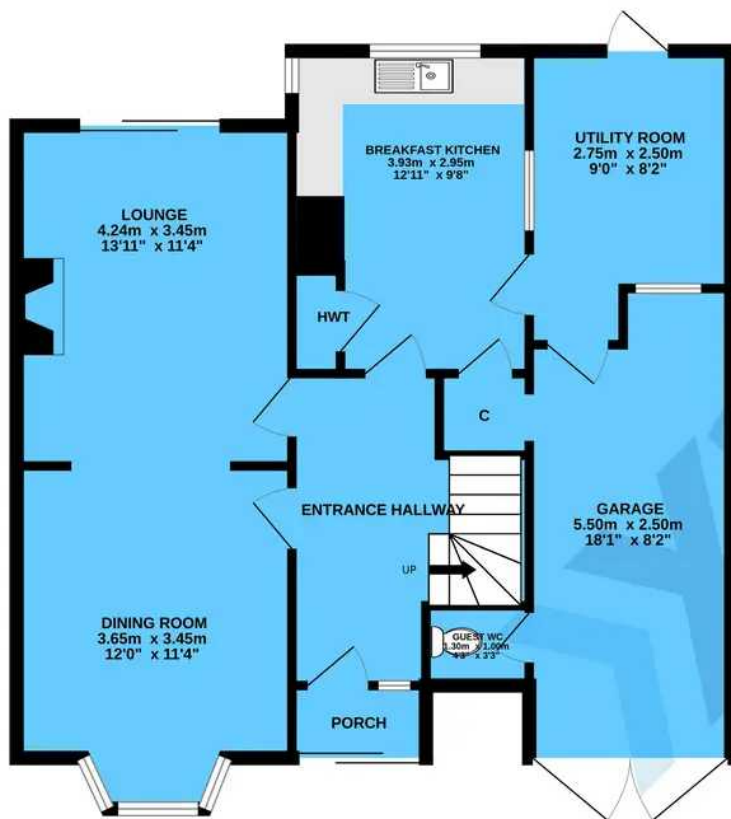
Services - mains gas and electricity. Broadband - BT.
Loft space - partially boarded.

MONEY LAUNDERING REGULATIONS

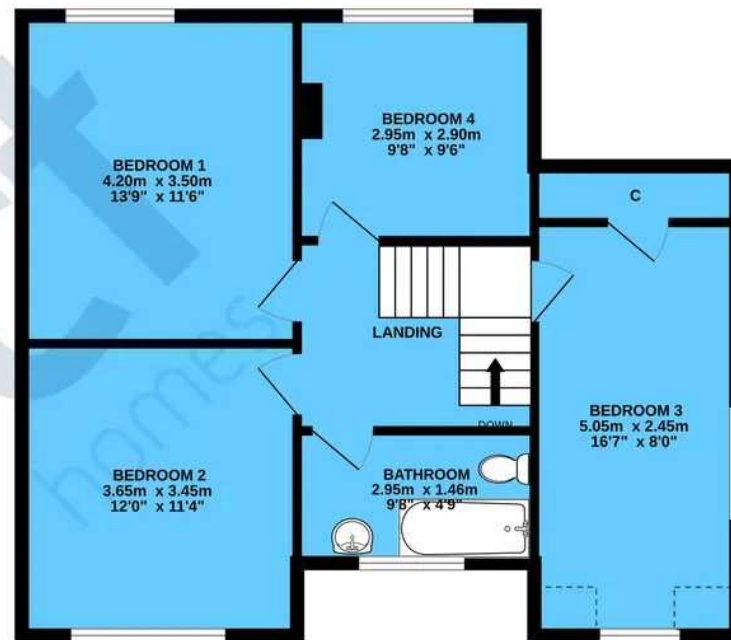
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
75.0 sq.m. (808 sq.ft.) approx.



1ST FLOOR
62.2 sq.m. (669 sq.ft.) approx.



TOTAL FLOOR AREA : 137.2 sq.m. (1477 sq.ft.) approx.

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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SALES & LETTINGS

