



Elm Tree Rise, Hampton-in-Arden

Offers in Region of £475,000



PROPERTY OVERVIEW

This extended three bed detached property is situated close to the centre of Hampton-In-Arden and is ideally located for access to the railway station and George Fentham primary school. Being available to purchase with no onward chain and offering some scope for further modernisation and refurbishment the property provides potential buyers with:- porch, entrance hallway, guest WC, extended lounge & dining room, kitchen, utility area, study, three bedrooms and a family bathroom. Outside the property benefits from a South facing garden, driveway parking for several vehicles and a single garage.

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





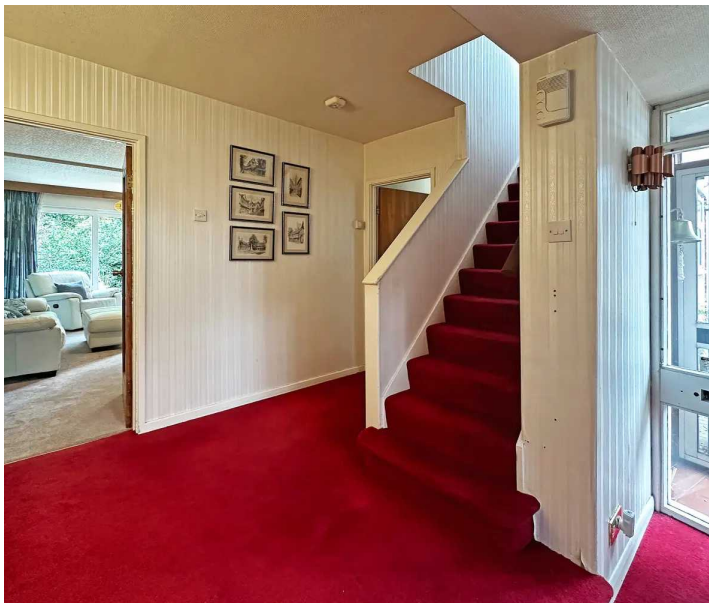
PROPERTY LOCATION

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

- Three Bedroom Detached House
- Walking Distance To Hampton Village Centre & Railway Station
- Extended Lounge, Dining Room & Study
- South Facing Garden
- Garage & Off Road Parking
- Potential to Modernise & Re-Furbish
- Quiet Cul-de-Sac





PORCH

ENTRANCE HALLWAY

GUEST WC

LOUNGE

17' 9" x 13' 9" (5.40m x 4.20m)

DINING ROOM

13' 3" x 9' 10" (4.05m x 3.00m)

KITCHEN

14' 1" x 11' 6" (4.30m x 3.50m)

UTILITY AREA

19' 0" x 8' 0" (5.80m x 2.45m)

STUDY

9' 0" x 7' 10" (2.75m x 2.40m)

FIRST FLOOR

BEDROOM ONE

15' 1" x 10' 6" (4.60m x 3.20m)

BEDROOM TWO

10' 6" x 10' 0" (3.20m x 3.05m)

BEDROOM THREE

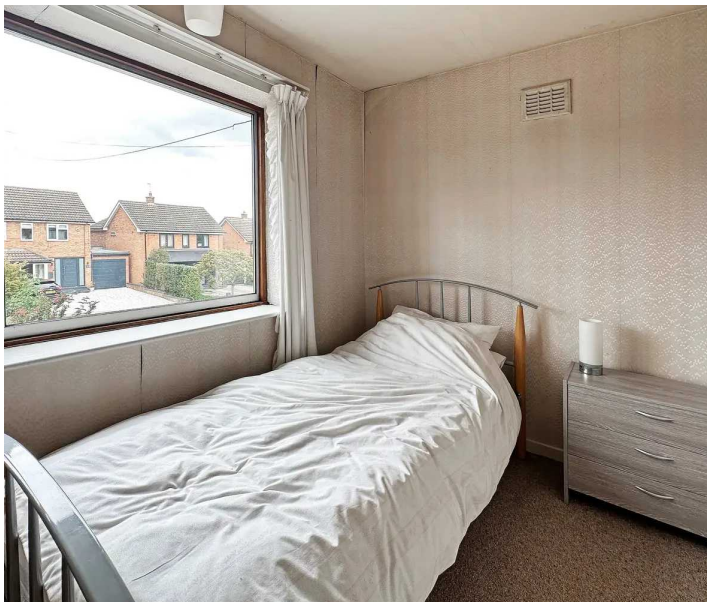
10' 2" x 7' 1" (3.10m x 2.15m)

BATHROOM

7' 1" x 5' 7" (2.15m x 1.70m)

TOTAL SQUARE FOOTAGE

Total square footage - 148.2 sq.m. = 1596 sq.ft. approx.





OUTSIDE THE PROPERTY

SOUTH FACING GARDEN

DRIVEWAY PARKING FOR SEVERAL VEHICLES

A SINGLE GARAGE

15' 6" x 8' 0" (4.72m x 2.45m)

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, fridge, all carpets, all curtains, all blinds and some light fittings.

ADDITIONAL INFORMATION

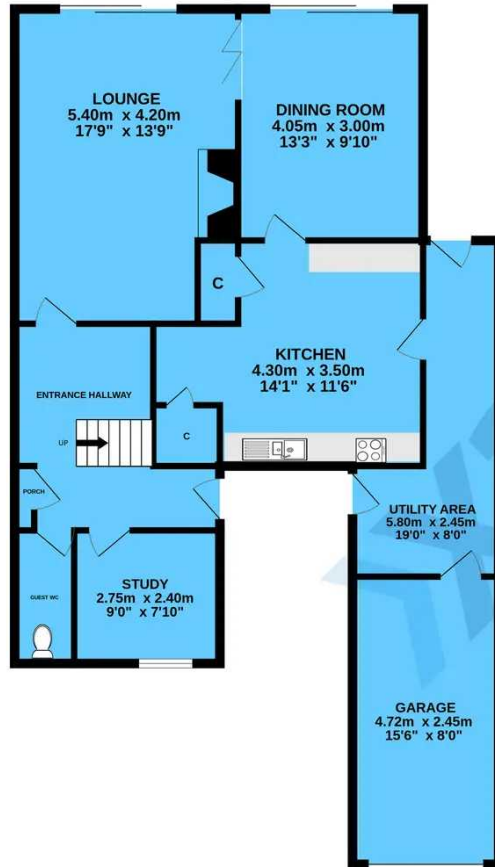
Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - partially boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

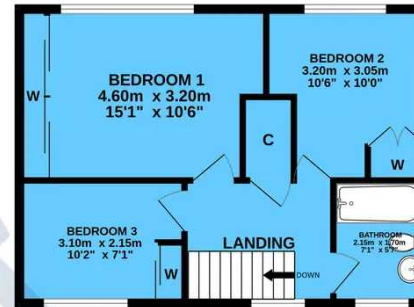
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
105.7 sq.m. (1138 sq.ft.) approx.



1ST FLOOR
42.5 sq.m. (457 sq.ft.) approx.



TOTAL FLOOR AREA: 148.2 sq.m. (1596 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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Xact Homes

170 Station Road, Balsall Common - CV7 7FD

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

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