



Old Station Road, Hampton-in-Arden

Offers in Region of £389,950



PROPERTY OVERVIEW

This beautifully presented two bedroom mid-terrace property has been refurbished and extended by the current owners and now provides a ready to move into home on one of Hampton-in-Arden's most sought after roads. Benefitting from a large rear garden and being set back from the road behind a tarmac driveway the accommodation provides potential purchasers with:- enclosed porch, entrance hallway, living room overlooking the rear garden, contemporary fitted kitchen, utility room, guest WC and dining room / study / playroom. Upstairs there are two bedrooms both with direct access to the shared bathroom. During the refurbishment work the property was rewired and replumbed throughout with the inclusion of a brand new boiler.



Outside there is a long professionally landscaped garden rear garden, with recently laid patio, full height fencing and established trees & shrubs.

Viewing is strictly 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: D

Tenure: Freehold

- Two Bedroom Mid-Terrace
- Remodelled & Extended
- Contemporary Fitted Kitchen
- Living Room & Dining Room
- Two Double Bedrooms & Shared Bathroom
- Long Rear Garden
- Driveway Parking



**PORCH**

6' 7" x 3' 9" (2.00m x 1.15m)

ENTRANCE HALL

7' 1" x 3' 3" (2.16m x 1.00m)

DINING ROOM

12' 0" x 10' 1" (3.66m x 3.07m)

STUDY/PLAYROOM

12' 10" x 10' 0" (3.91m x 3.05m)

LIVING ROOM

13' 1" x 10' 0" (4.00m x 3.05m)

KITCHEN

15' 11" x 9' 0" (4.85m x 2.75m)

UTILITY ROOM

5' 7" x 4' 1" (1.70m x 1.25m)

WC

5' 7" x 3' 3" (1.70m x 1.00m)



FIRST FLOOR

BEDROOM ONE

12' 2" x 10' 0" (3.71m x 3.05m)

DRESSING ROOM

5' 11" x 4' 7" (1.80m x 1.40m)

BEDROOM TWO

10' 6" x 9' 10" (3.20m x 3.00m)

BATHROOM

9' 8" x 5' 11" (2.95m x 1.80m)

TOTAL SQUARE FOOTAGE

101.7 sq.m (1095 sq.ft) approx.

OUTSIDE THE PROPERTY

ON DRIVE PARKING FOR TWO VEHICLES

LARGE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, all carpets, curtains, blinds and light fittings and garden shed.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

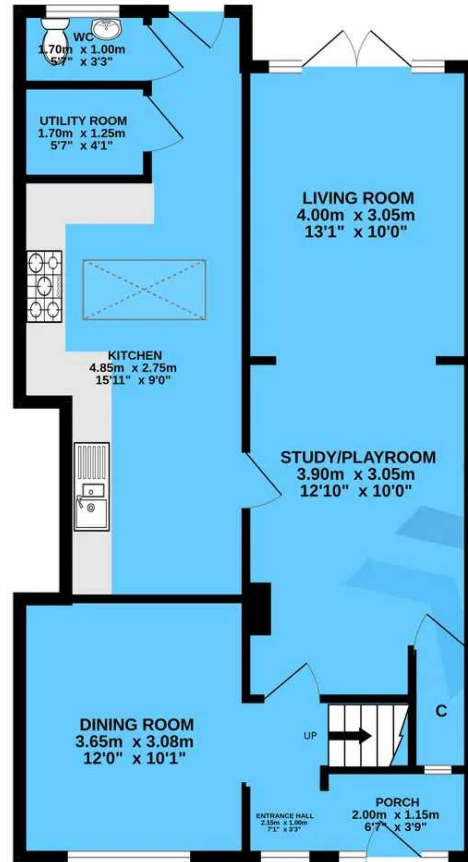
Broadband - Sky - Fibre optic. Loft space - 60% boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

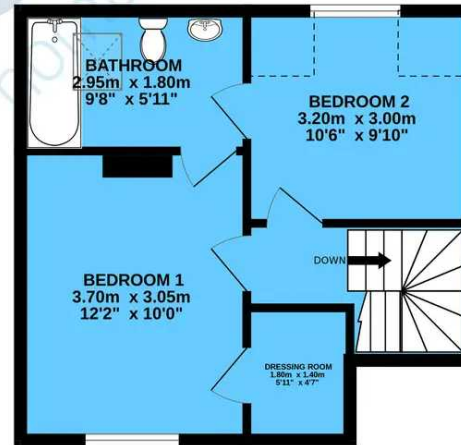
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
67.4 sq.m. (726 sq.ft.) approx.



1ST FLOOR
34.3 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA : 101.7 sq.m. (1095 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.
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

