



# Hampton Green, Hampton-in-Arden

Guide Price £260,000







## PROPERTY OVERVIEW

This three bedroom semi-detached property was built in 2020 and is available to purchase on a 65% SHARED OWNERSHIP basis. Being conveniently located for access to Hampton train station and being very well presented throughout the property offers potential purchasers: - entrance hallway, living room, modern breakfast kitchen with integrated appliances, guest wc, three bedrooms (principal ensuite) and family bathroom.

To the rear of the property is landscaped South facing garden with patio area and slabbed outside shed space. To the front of the property there is a full width drive providing off road parking for two vehicles.

The purchase price is on the basis of buying a 65% share of the property with a monthly rental of approximately £360 per month. Buyers must not own another property & cannot have a total household income above £80,000. Buyers can apply to buy up to 80% of the property with the option to acquire 100% at a later date.

Viewing is by appointment with Xact on 01676 534 411.





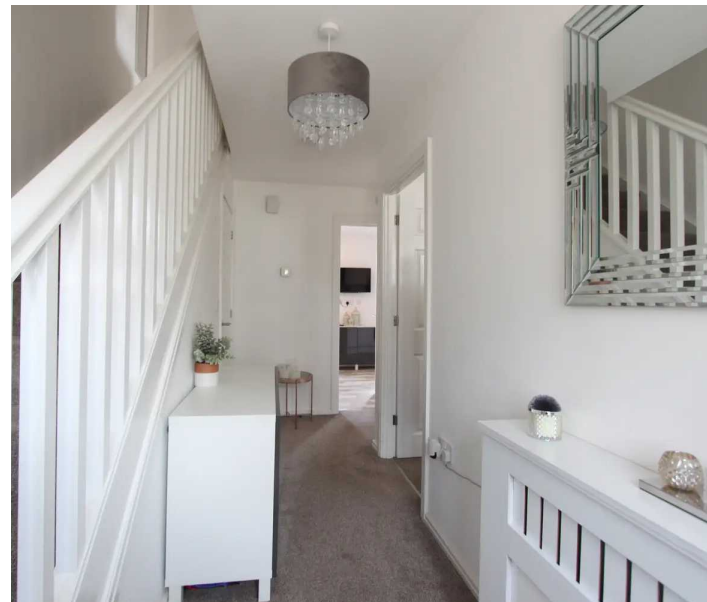
#### PROPERTY LOCATION

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: E

Tenure: Leasehold

- Three Bedroom Semi-Detached
- 65% Shared Ownership
- Built in 2020
- Breakfast Kitchen
- En-Suite Principal Bedroom
- South Facing Garden
- Driveway Parking
- Walking Distance to Hampton Train Station







#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

10' 7" x 11' 8" (3.22m x 3.55m)

#### **BREAKFAST KITCHEN**

17' 7" x 9' 9" (5.37m x 2.96m)

#### **GUEST WC**

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

9' 5" x 9' 2" (2.88m x 2.80m)

#### **ENSUITE**

#### **BEDROOM TWO**

9' 1" x 10' 4" (2.77m x 3.14m)

#### **BEDROOM THREE**

9' 1" x 9' 9" (2.77m x 2.96m)

#### **BATHROOM**

6' 11" x 5' 7" (2.12m x 1.70m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area - 85.8 sq.m. = 924 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **SOUTH FACING GARDEN**



**ITEMS INCLUDED IN THE SALE**

Caple integrated oven, Caple integrated hob, extractor, Caple fridge, Caple fridge freezer, Caple dishwasher, Caple washing machine and all carpets.

**ADDITIONAL INFORMATION**

Services: water meter, mains gas, electricity and mains sewers. Broadband: BT. Loft Space: partly boarded.

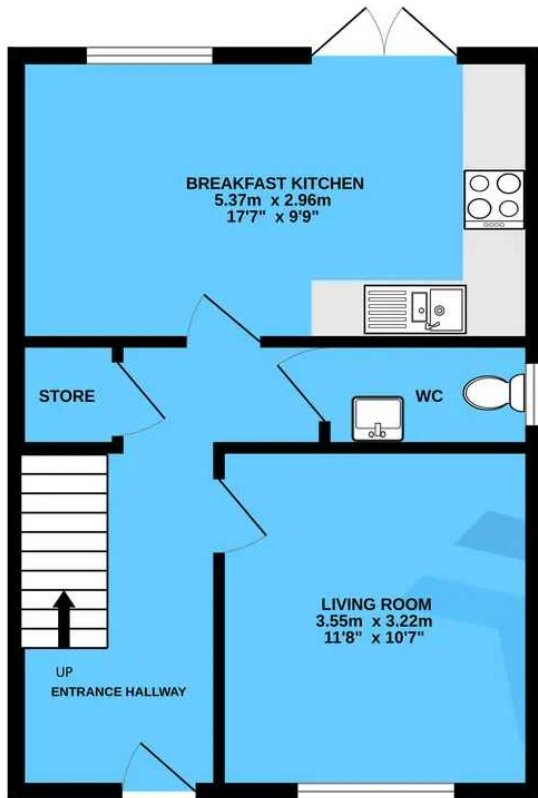
**MONEY LAUNDERING REGULATIONS**

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.

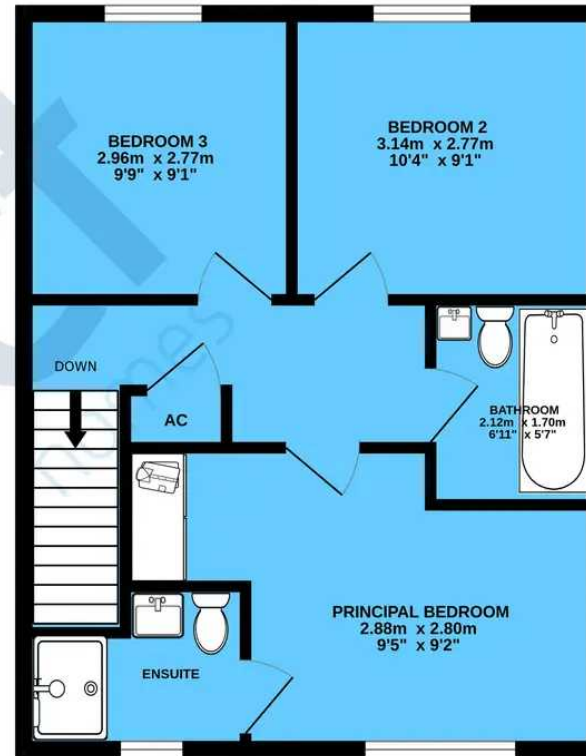




GROUND FLOOR  
40.8 sq.m. (439 sq.ft.) approx.



1ST FLOOR  
45.1 sq.m. (485 sq.ft.) approx.



TOTAL FLOOR AREA : 85.8 sq.m. (924 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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