



Peel Close, Hampton-in-Arden

Guide Price £585,000





PROPERTY OVERVIEW

This extended four bedroom semi-detached property offers spacious accommodation in excess of 1200sq ft and provides a ready to move into family home in the centre of Hampton-in-Arden. Being available to purchase with no onward chain and benefiting from off road parking and a good size rear garden, the property which has been significantly extended and modernised by the present owner offers potential purchasers; entrance hallway, modern open plan breakfast kitchen, living room, study, utility, guest WC, four bedrooms and a family bathroom.

Outside the property benefits from a good size East facing rear garden with patio area and a garden shed; to the front of the property is a drive providing off road parking for up to three vehicles.

Viewing is by appointment 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: D

Tenure: Freehold

- Four Bedroom Semi-Detached
- Well Presented Throughout
- Full Width Breakfast Kitchen
- Living Room & Study
- Off Road Parking
- Centre of Hampton-in-Arden
- Guest Wc & Family Bathroom





ENTRANCE HALLWAY

BREAKFAST KITCHEN

20' 4" x 10' 6" (6.20m x 3.20m)

LIVING ROOM

14' 1" x 11' 2" (4.30m x 3.40m)

STUDY

8' 8" x 8' 0" (2.65m x 2.45m)

UTILITY ROOM

12' 10" x 9' 10" (3.90m x 3.00m)

WC

5' 9" x 4' 11" (1.75m x 1.50m)

FIRST FLOOR

BEDROOM ONE

11' 6" x 11' 4" (3.50m x 3.45m)

BEDROOM TWO

14' 7" x 9' 10" (4.45m x 3.00m)

BEDROOM THREE

13' 5" x 8' 8" (4.10m x 2.65m)

BEDROOM FOUR

8' 2" x 6' 1" (2.50m x 1.85m)

BATHROOM

6' 7" x 5' 7" (2.00m x 1.70m)

TOTAL SQUARE FOOTAGE

Total floor area: 122.0 sq.m. = 1313 sq.ft. approx.





OUTSIDE THE PROPERTY

GOOD SIZE EAST FACING REAR GARDEN

A GARDEN SHED

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, mini fridge freezer, dishwasher, all carpets, all blinds, fitted wardrobes in one bedroom, some light fittings, underfloor heating and a garden shed.

ADDITIONAL INFORMATION

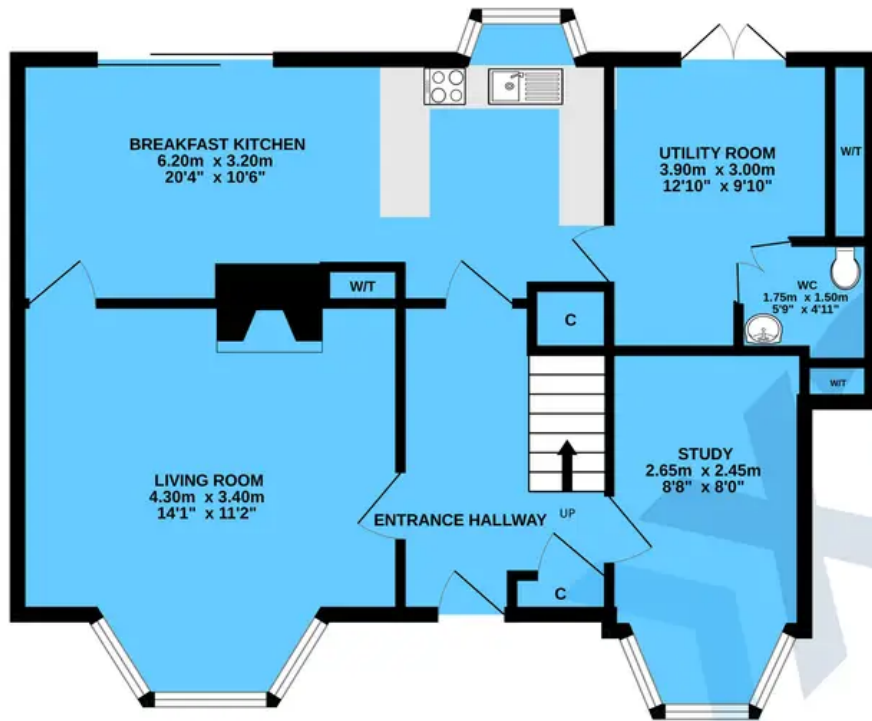
Services - mains gas, electricity and mains sewers.
Loft space - boarded, plastered, spot lighting, built in cupboards, velux windows, safety rail around ladder access

MONEY LAUNDERING REGULATIONS

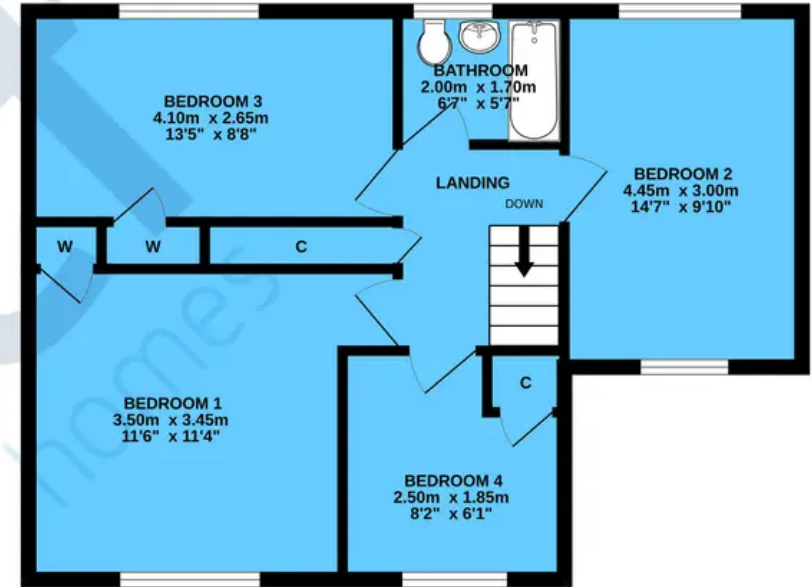
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 122.0 sq.m. (1313 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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