



Engine Mews, Hampton-In-Arden

£575,000



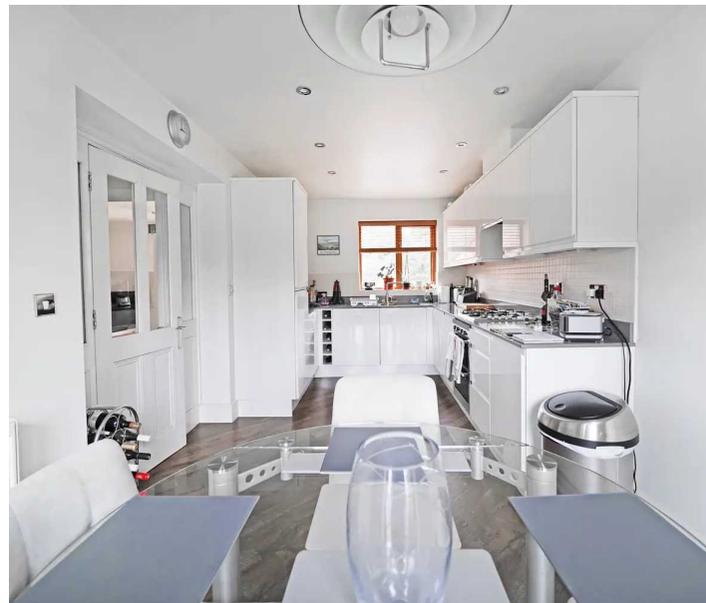


## PROPERTY OVERVIEW

Located in the centre of Hampton-In-Arden is this very well presented three storey semi-detached town-house which is available to purchase with no onward chain. Providing approximately 1000sq ft of living accommodation with scope to remodel internally if required, the property currently provides potential purchasers with: entrance hallway with access to the garage and study / bedroom 3, on the first floor there is a modern dual aspect breakfast kitchen, living room and separate dining room and to the second floor two double bedrooms and a modern bathroom.

Outside the property has good size rear garden with covered patio area, a single garage which can be accessed from within the property and allocated parking to the front of the property with a Tesla car charging point installed.

Viewing is by prior 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: E

Tenure: Freehold

- Three Storey Mews Property
- No Onward Chain
- Well Presented Throughout
- Two / Three Bedrooms
- Modern Breakfast Kitchen
- Good Size Rear Garden
- Garage & Allocated Parking
- Tesla Car Charging Point





#### **ENTRANCE HALLWAY**

#### **STUDY / BEDROOM THREE**

12' 0" x 8' 6" (3.65m x 2.60m)

#### **SHOWER ROOM**

8' 2" x 5' 11" (2.50m x 1.80m)

#### **FIRST FLOOR**

#### **BREAKFAST KITCHEN**

18' 8" x 8' 8" (5.70m x 2.65m)

#### **LIVING ROOM**

12' 4" x 12' 0" (3.75m x 3.65m)

#### **BALCONY**

4' 11" x 2' 6" (1.50m x 0.75m)

#### **DINING ROOM**

12' 0" x 8' 6" (3.65m x 2.60m)

#### **BALCONY**

8' 2" x 4' 11" (2.50m x 1.50m)

#### **SECOND FLOOR**

#### **BEDROOM ONE**

12' 4" x 12' 0" (3.75m x 3.65m)

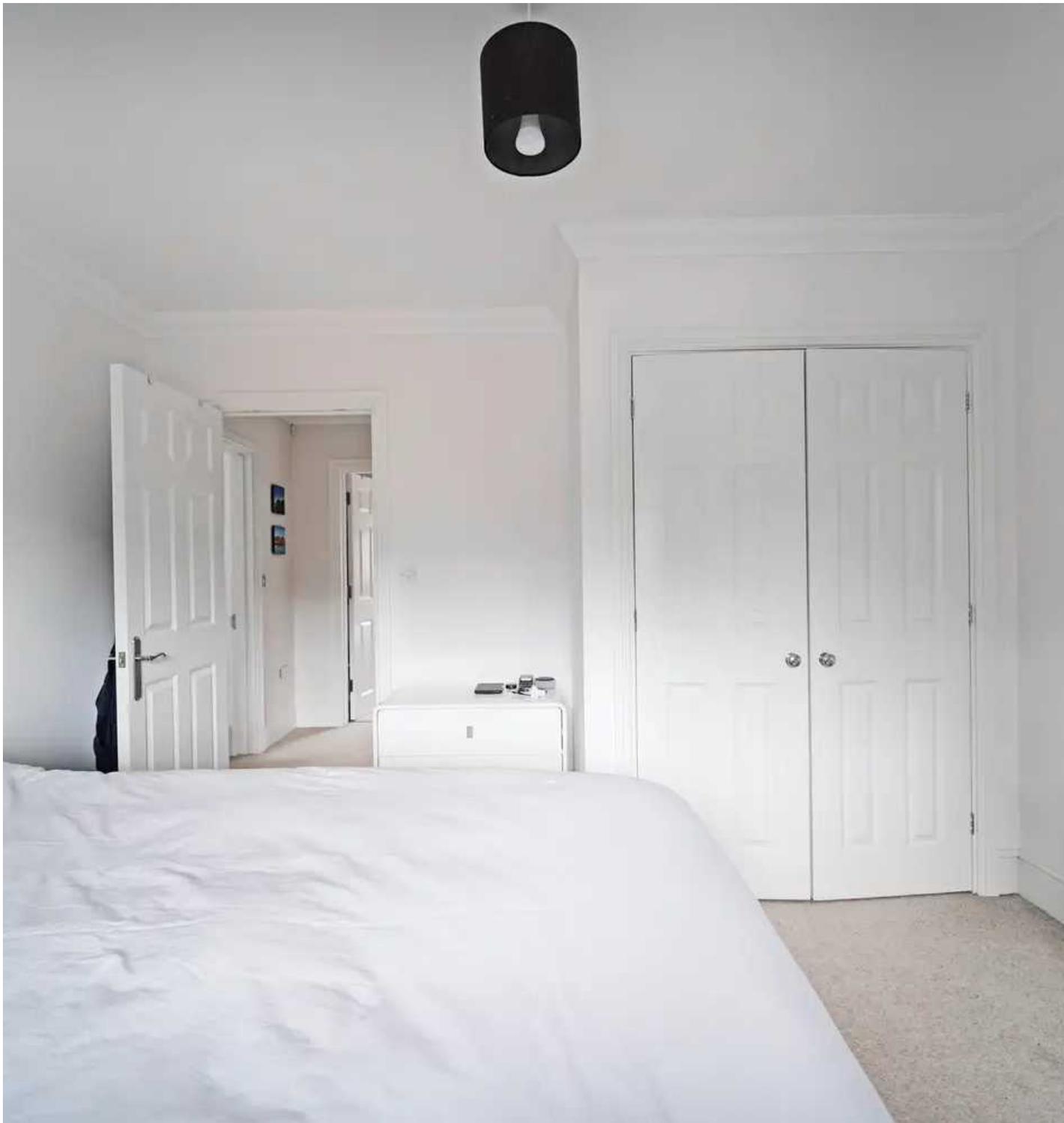
#### **BEDROOM TWO**

12' 0" x 8' 6" (3.65m x 2.60m)

#### **BATHROOM**

9' 10" x 9' 2" (3.00m x 2.80m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 123.0 sq.m. = 1324 sq.ft. approx.

**OUTSIDE THE PROPERTY****GOOD SIZED REAR GARDEN****GARAGE**

18' 8" x 8' 8" (5.70m x 2.65m)

**ALLOCATED PARKING****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings, a garden shed, a Tesla car charging point and the mirror in bedroom two.

**ADDITIONAL INFORMATION**

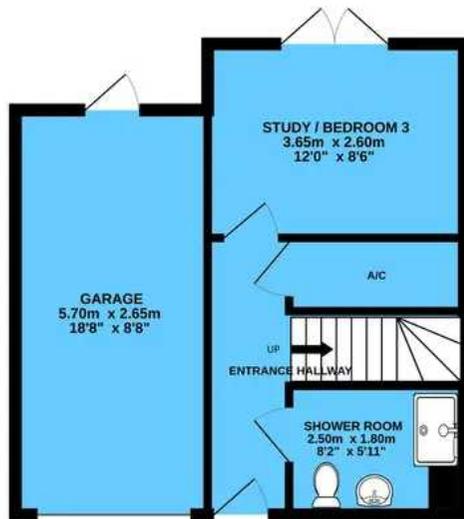
Services - mains gas, electricity and mains sewers.  
Broadband - BT.

**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.



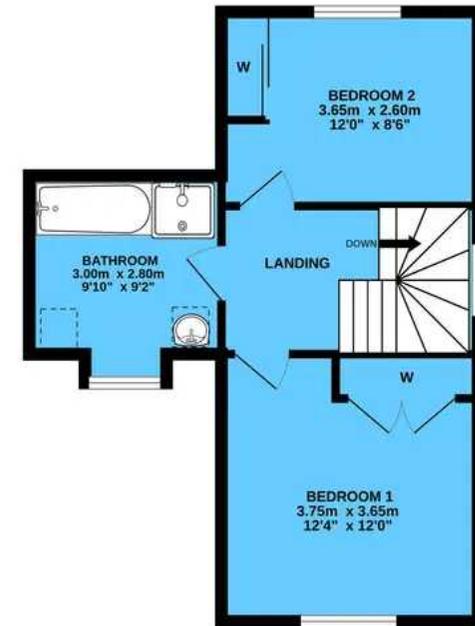
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 123.0 sq.m. (1324 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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