



# Hampton Lane, Solihull

Guide Price £330,000







## PROPERTY OVERVIEW

Introducing this immaculately presented three-bedroom first floor apartment, ideally situated within walking distance of all local amenities and the town centre. Recently refurbished to a high standard, this property is offered to the market with no upward chain, making it the perfect opportunity for those seeking a hassle-free move. Upon entering the apartment, you are greeted by a spacious entrance hallway boasting ample storage solutions. The accommodation further comprises a large living room/dining room flooded with natural light, a well-appointed fitted kitchen, three generously sized bedrooms for comfortable living, a family bathroom, and a separate toilet for added convenience. Additionally, the property benefits from ample parking and a single garage located in a detached block. With its prime location, modern interior, and convenient features, this apartment presents a rare opportunity for those looking to secure a stylish and low-maintenance residence. Book your viewing today to fully appreciate all that this property has to offer.





## PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Leasehold

- Three Bedroom First-Floor Apartment
- NO UPWARD CHAIN
- Recently Refurbished Throughout
- Ideal For Downsizers Or Investors
- Open Plan Living / Dining Room
- Fitted Kitchen With Integrated Appliances
- Three Generously Sized Bedrooms
- Family Bathroom
- Single Garage In Separate Block







#### **ENTRANCE HALL**

#### **KITCHEN**

13' 1" x 11' 5" (3.99m x 3.48m)

#### **LIVING/DINING ROOM**

18' 5" x 11' 6" (5.61m x 3.51m)

#### **INNER HALL**

#### **BEDROOM ONE**

13' 0" x 11' 7" (3.96m x 3.53m)

#### **BEDROOM TWO**

11' 11" x 11' 6" (3.63m x 3.51m)

#### **BEDROOM THREE**

8' 4" x 8' 3" (2.54m x 2.51m)

#### **BATHROOM**

6' 4" x 5' 6" (1.93m x 1.68m)

#### **SEPARATE TOILET**

6' 6" x 2' 11" (1.98m x 0.89m)

#### **TOTAL SQUARE FOOTAGE**

83.0 sq.m (893 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **AMPLE PARKING**

#### **SINGLE GARAGE**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, fridge/freezer, dishwasher, washing machine, tumble dryer and all carpets and light fittings.

#### **ADDITIONAL INFORMATION**

Services - TBC. Service charge - £1,980 pa. Ground rent - nil.



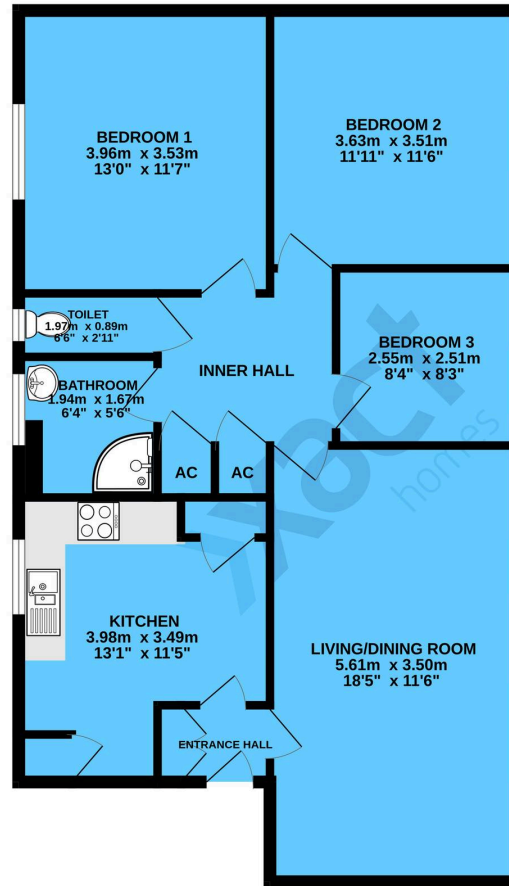


#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FIRST FLOOR



TOTAL FLOOR AREA: 83.0 sq.m. (893 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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