



Hampton Lane, Solihull

Guide Price £299,950

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PROPERTY OVERVIEW

Nestled in the heart of Solihull, this charming two-bedroom second-floor apartment offers a prime opportunity for downsizers seeking a convenient lock-up-and-leave abode. With a focus on maximising natural light, the property exudes a bright and spacious ambience throughout, ideal for those seeking a serene living environment. Upon entering, one is greeted by a welcoming hallway boasting ample storage facilities and a convenient guest cloakroom. The heart of this abode lies in the delightful living/dining room, where sunlight streams in through large windows, illuminating the space and leading out to a private balcony, perfect for enjoying a morning coffee or an evening aperitif. The fitted kitchen, complete with integrated appliances, beckons culinary enthusiasts to create delectable dishes in a functional and stylish setting. Offering two generously sized bedrooms, this apartment ensures comfort and privacy for residents. The spacious family bathroom adds a touch of luxury, providing a tranquil space for relaxation and rejuvenation. Storage is no concern in this property, as ample cupboards and closets are cleverly integrated throughout, catering to organisational needs with ease. Outside, well-maintained grounds enhance the overall aesthetic appeal of the residence, creating a peaceful retreat.



The added convenience of two garages elevates the appeal of this property, offering secure parking and additional storage options for residents. Whether seeking a cosy dwelling for daily living or a peaceful retreat for occasional visits, this apartment presents a versatile option for discerning buyers looking to enjoy the comforts of a well-appointed home in a sought-after location.

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: E

Tenure: Leasehold

- Superb Two Bedroom Second Floor Apartment
- Nestled In The Heart Of Solihull
- Delightful Living/Dining Room
- Private Balcony
- Fitted Kitchen
- Two Generously Sized Bedrooms
- Spacious Family Bathroom
- Well Maintained Communal Grounds
- Two Garages & Secure Parking

**HALLWAY****WC**

5' 2" x 4' 0" (1.57m x 1.22m)

LIVING/DINING ROOM

20' 4" x 16' 6" (6.20m x 5.03m)

BALCONY**KITCHEN**

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

BEDROOM ONE

14' 9" x 10' 1" (4.50m x 3.07m)

BEDROOM TWO

12' 3" x 9' 10" (3.73m x 3.00m)

BATHROOM

8' 7" x 6' 8" (2.62m x 2.03m)

TOTAL SQUARE FOOTAGE

89.1 sq.m (959 sq.ft) approx.

OUTSIDE THE PROPERTY**WELL MAINTAINED GROUNDS****TWO GARAGES****SECURE PARKING****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, underfloor heating and all carpets, curtains and light fittings.

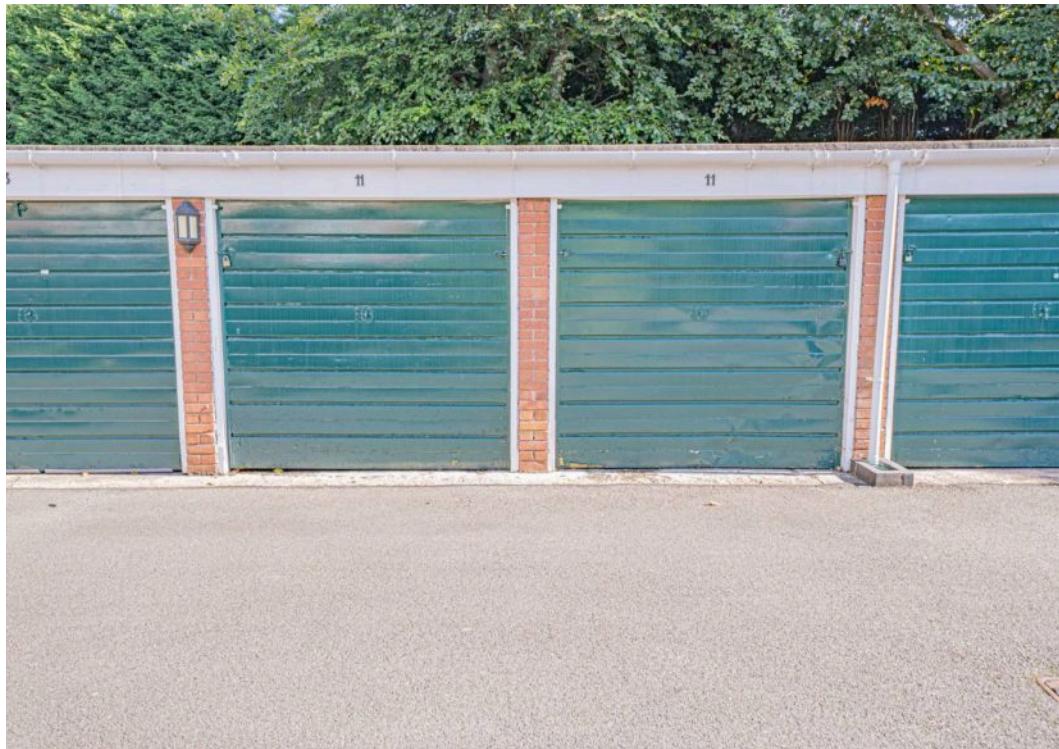


ADDITIONAL INFORMATION

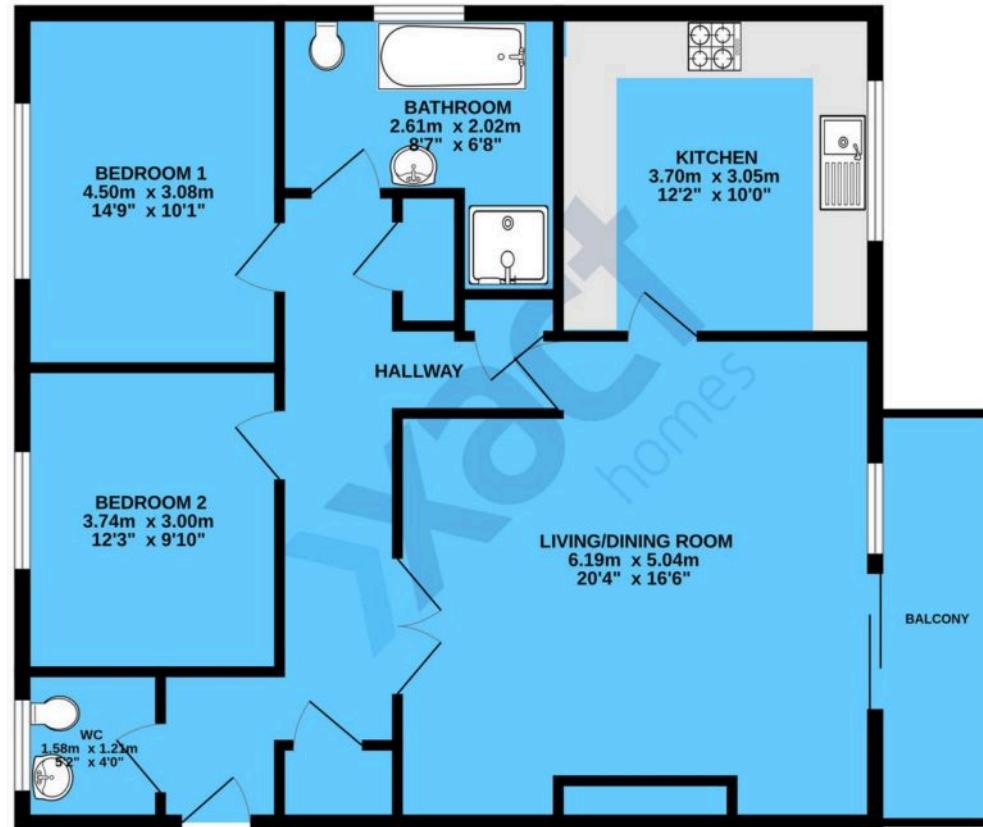
Services - water on a meter, mains electricity and sewers. Broadband - FTTP (fibre to the premises). Service charge - £3,400 pa. Ground rent - nil.

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.



SECOND FLOOR



TOTAL FLOOR AREA: 89.1 sq.m. (959 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. These plans are intended for guidance only and should not be relied upon as an accurate description of the property. They do not form part of any legal agreement, statement or description of the property. Any prospective purchaser must satisfy themselves as to the accuracy of these plans by referring to the title plan and survey. 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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