61 FENTHAM ROAD, HAMPTON-IN-ARDEN, B92 0AY

ASKING PRICE OF £279,950

xact homes

- **No Upward Chain**
- **Period End Terrace**
- **Two Double Bedrooms**
- **Central Village Location**
- **Living Room**
- **Dining Room**
- **Kitchen**
- **Family Bathroom**
- **Patio & Side Garden**

## PROPERTY OVEVIEW

Offered to the market with the benefit of no upward chain, this two double bedroom end terrace property is located in the heart of Hampton In Arden and is well presented throughout. Briefly this period property benefits from a side garden with patio to the rear, double glazing and central heating with a modern Worcester Bosch boiler. In more detail the property affords:- living room, dining room, kitchen, two double bedrooms and family bathroom. Outside the property affords a side garden with maintenance free astro turfed garden and room for table and chairs with patio located to the rear.

## 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.

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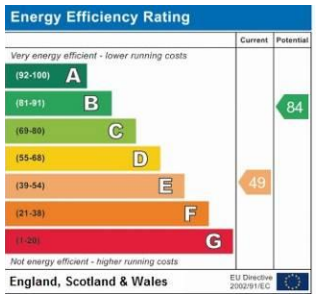
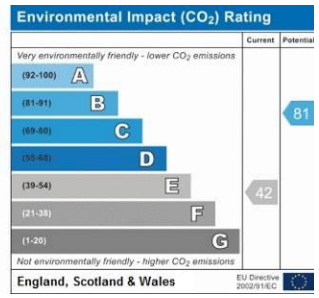
|---|---|
| **COUNCIL TAX** | Band C |
| **TENURE** | Freehold |
| **SERVICES** | Mains gas, electricity and water |
| **BROADBAND** | BT Infinity - Fibre Optic |
| **LOFT SPACE** | Not boarded |
| **GARDEN** | South easterly |




## ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, carpets, blinds, lights and fitted wardrobe in bedroom

## LIVING ROOM
14' 1" x 13' 6" (4.29m x 4.11m)

## DINING ROOM
14' 1" x 11' 2" (4.29m x 3.40m)

## KITCHEN
9' 2" x 7' 10" (2.79m x 2.39m)

## ON THE FIRST FLOOR

## BEDROOM ONE
14' 2" x 11' 3" (4.32m x 3.43m)

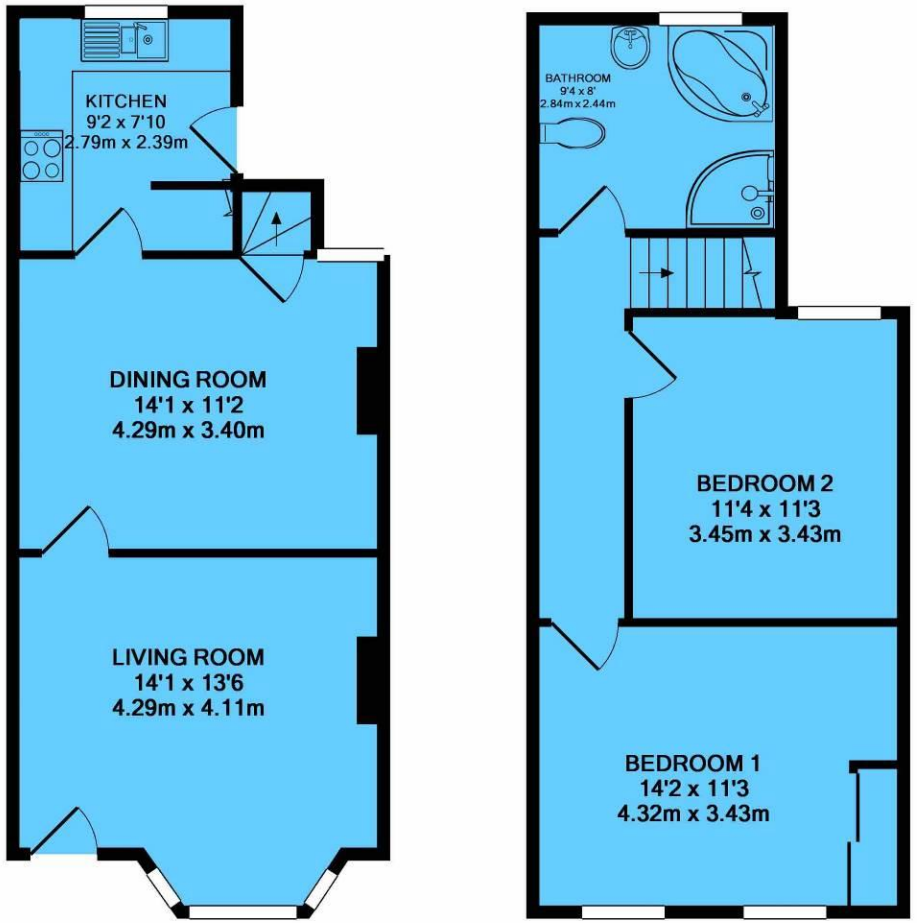
## BEDROOM TWO
11' 4" x 11' 3" (3.45m x 3.43m)

## BATHROOM
9' 4" x 8' 0" (2.84m x 2.44m)

## OUTSIDE

## REAR GARDEN

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.




Whilst every attempt has been made to ensure the accuracy of the floor plan 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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