

Horton & Senate



239 Hampton Lane, Catherine-De-Barnes, Solihull, B91 2TD

Offers Over £399,950

- Immaculately presented
- Great transport links
- Three double bedrooms
- Guest WC
- En-suite to master bedroom
- Parking for two cars
- Separate garage
- Semi-rural location

239 Hampton Lane, Solihull B91 2TD

An immaculate property with three double bedrooms situated in a fantastic location. The property is situated near to transport links and Solihull Town Center. There is a fitted kitchen, guest wc, lounge/diner, three double bedrooms, master with ensuite, a private rear garden, off road parking to the rear and a garage to the rear.

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Council Tax Band: E



LOCAL AREA

The property is well located for Solihull town centre, Birmingham International airport and railway station. It benefits from a village environment boasting a local Post Office, restaurant and village public house.

APPROACH

The property is accessed via front garden and a paved footpath leading to;

CANOPY PORCH

Front door with access leading into;

ENTRANCE HALLWAY

With decorative coving to ceiling, wall mounted central heating radiator, stairs to floor accommodation, storage cupboard and doors leading to kitchen and;

GUEST CLOAKROOM

Suite comprises of; low level w.c., pedestal wash basin, central heating radiator, obscure double glazed window to the front elevation.

KITCHEN 10' 0" x 8' 5" (3.05m x 2.59m)

The kitchen is located at the front of the property. The kitchen comprises of a mixed of wall and based units with an inset stainless steel sink unit with drainer, fitted appliances including a four ring electric hob with extractor hood over, integrated dishwasher, plumbing for a washing machine, integrated larder fridge/freezer, wall mounted Valliant gas central heating boiler and double glazed window to the front elevation.

LOUNGE/DINING ROOM 16' 8" x 15' 9" (5.10m x 4.82m)

The lounge/dining room has a wall mounted electric fire, double glazed windows to the rear elevation and well-appointed double glazed french doors leading to the rear garden. Wall mounted central heating radiator.

FIRST FLOOR LANDING

Doors to bedrooms two and three and Jack and Jill style bathroom, stairs to the second floor accommodation, wall mounted central heating

radiator and a storage cupboard.

BEDROOM TWO (FRONT) 13' 10" x 8' 6" (4.23m x 2.60m)

Built in double wardrobe, wall mounted central heating radiator and door leading into a Jack and Jill style bathroom. Double glazed window to the front elevation.

BEDROOM THREE (REAR) 13' 1" x 8' 3" (4.81m x 2.53m)

Double glazed windows to the rear elevation and wall mounted central heating radiators.

FAMILY BATHROOM (JACK AND JILL STYLE)

Suite comprises of a panelled bath with electric power shower over, pedestal sink with low level w.c., wall mounted central heating radiator and obscure glazed window to the front elevation.

SECOND FLOOR

MASTER BEDROOM 14' 2" x 10' 4" (4.34m x 3.17m)

Double glazed window to the front elevation, wall mounted central heating radiator, built in double wardrobe, walk in storage cupboard and door into;

EN SUITE SHOWER ROOM

Suite comprises of; shower cubicle with power shower, pedestal sink, low level w.c., wall mounted central heating radiator and double glazed Velux roof window to rear elevation.

OUTSIDE

PRIVATE REAR GARDEN

Having a large decked area, Laid to lawn and rear access into the garage.

OFF ROAD PARKING

There is off road parking to the rear of the property for two cars.

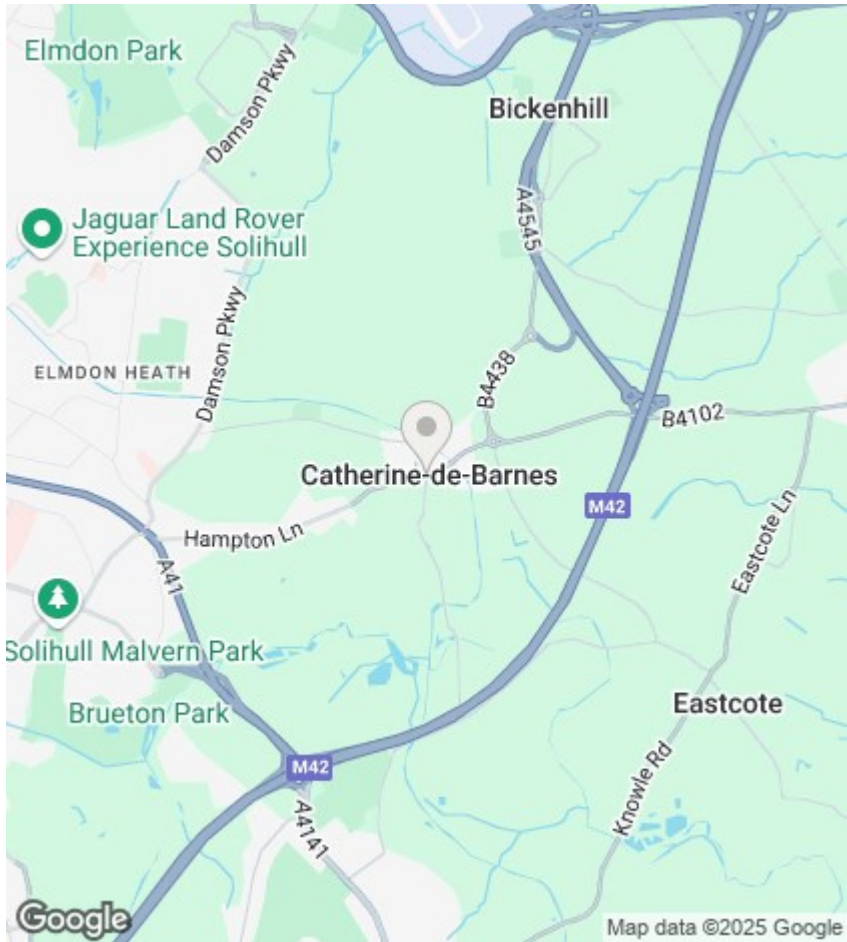
SINGLE GARAGE 19' 4" x 9' 8" (5.90m x 2.95m)

Having a remote controlled up and over door, courtesy door out to the rear garden and power points.

The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017
'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.







Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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.