



Fentham Road, Hampton-In-Arden

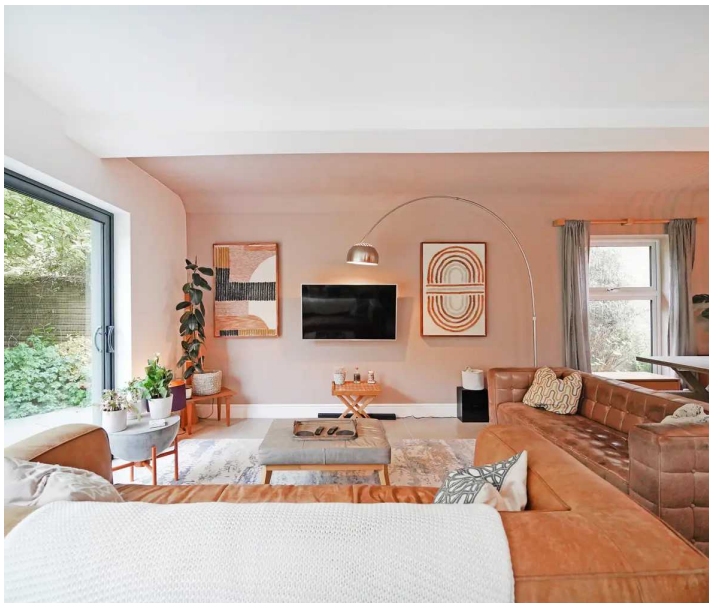
Guide Price £875,000



PROPERTY OVERVIEW

This recently extended and modernised four bedroom detached property has been renovated to the highest standard and now provides a turnkey family home in the centre of Hampton-in-Arden. Being available to purchase with no onward chain and providing features such as app controlled central heating (each room can be controlled individually), app controlled hot water, app controlled electric underfloor heating in both upstairs bathrooms, wet underfloor heating to the whole of the ground floor, sliding doors to the rear garden, a summer house with power & lighting and a drive in / drive out driveway the accommodation has been stylishly designed and finished throughout and offers in excess of 2000sq ft. In summary the living space provides potential purchasers with:- entrance hallway, WC/cloakroom, living room, stunning open plan family breakfast kitchen, study, play room / bedroom five, large utility room, boot room and a guest WC / shower room. On the first floor there are four excellent bedrooms (principal having en-suite and feature window overlooking the rear garden) and a large family bathroom.

Outside the property provides an in / out driveway with parking for several vehicles, garage, and private rear garden with a summer house.





Viewing is highly recommended to appreciate the quality & size of the accommodation on offer and is strictly by appointment with Xact on 01676 534 411.

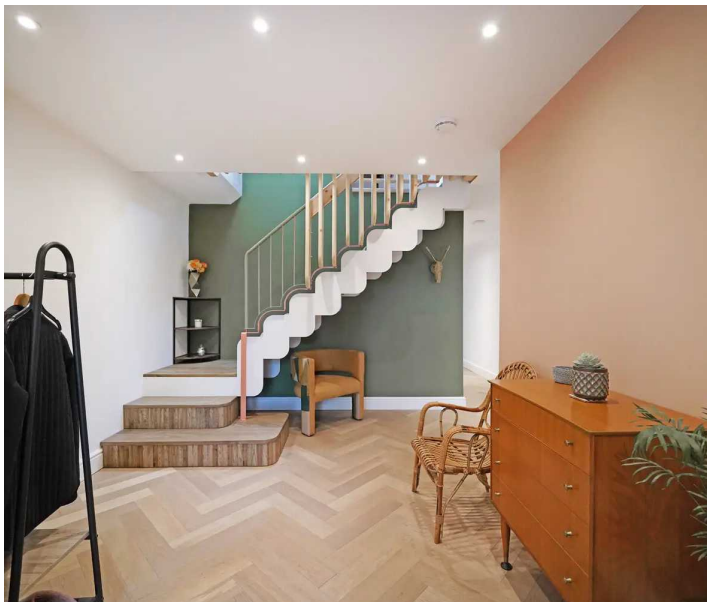
PROPERTY LOCATION

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

- Four Bedroom Home
- Beautifully Renovated & Extended
- No Onward Chain
- Stunning Family Breakfast Kitchen
- Living Room, Study & Play Room/Bedroom Five
- Underfloor Heating to the Whole of the Ground Floor
- Summer House With Power & Lighting
- Garage & Drive In / Out Drive



ENTRANCE HALLWAY

WC

3' 11" x 3' 3" (1.19m x 0.99m)

LIVING ROOM

13' 9" x 11' 10" (4.19m x 3.61m)

STUDY

9' 10" x 6' 3" (3.00m x 1.91m)



PLAY ROOM/BEDROOM FIVE
9' 10" x 8' 10" (3.00m x 2.69m)

BREAKFAST KITCHEN
25' 1" x 22' 0" (7.65m x 6.71m)

UTILITY
10' 6" x 9' 2" (3.20m x 2.79m)

BOOT ROOM
8' 2" x 4' 9" (2.49m x 1.45m)

SHOWER ROOM
8' 2" x 3' 3" (2.49m x 0.99m)

INTEGRAL GARAGE
16' 1" x 9' 10" (4.90m x 3.00m)

FIRST FLOOR

PRINCIPAL BEDROOM
15' 5" x 12' 10" (4.70m x 3.91m)

ENSUITE

BEDROOM TWO
16' 3" x 11' 2" (4.95m x 3.40m)

BEDROOM THREE
12' 8" x 12' 2" (3.86m x 3.71m)

BEDROOM FOUR
11' 2" x 9' 10" (3.40m x 3.00m)

BATHROOM

TOTAL SQUARE FOOTAGE
208 sq.m (2239 sq.ft) approx.

OUTSIDE THE PROPERTY

REAR GARDEN

SUMMER HOUSE WITH POWER & LIGHTING



ITEMS INCLUDED IN THE SALE

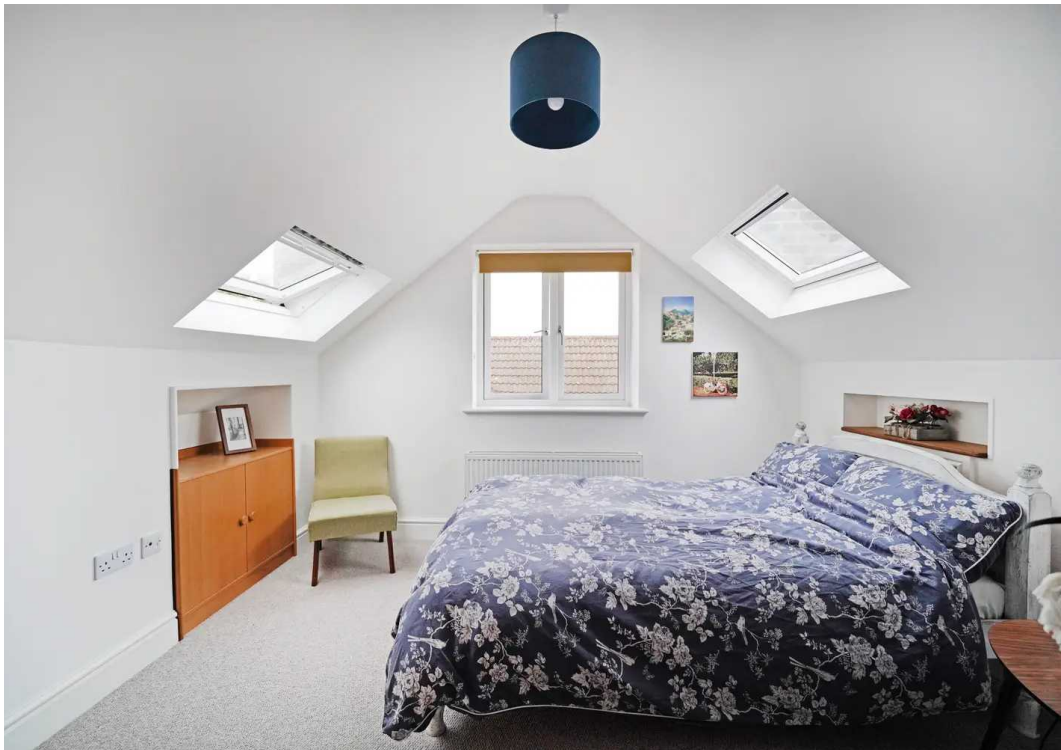
Double integrated oven, gas & induction integrated hob, extractor, built in microwave, all carpets, curtains, blinds and light fittings, fitted wardrobes in two bedrooms, wet underfloor heating whole ground floor, garden shed, summer house, CCTV and electric garage door.

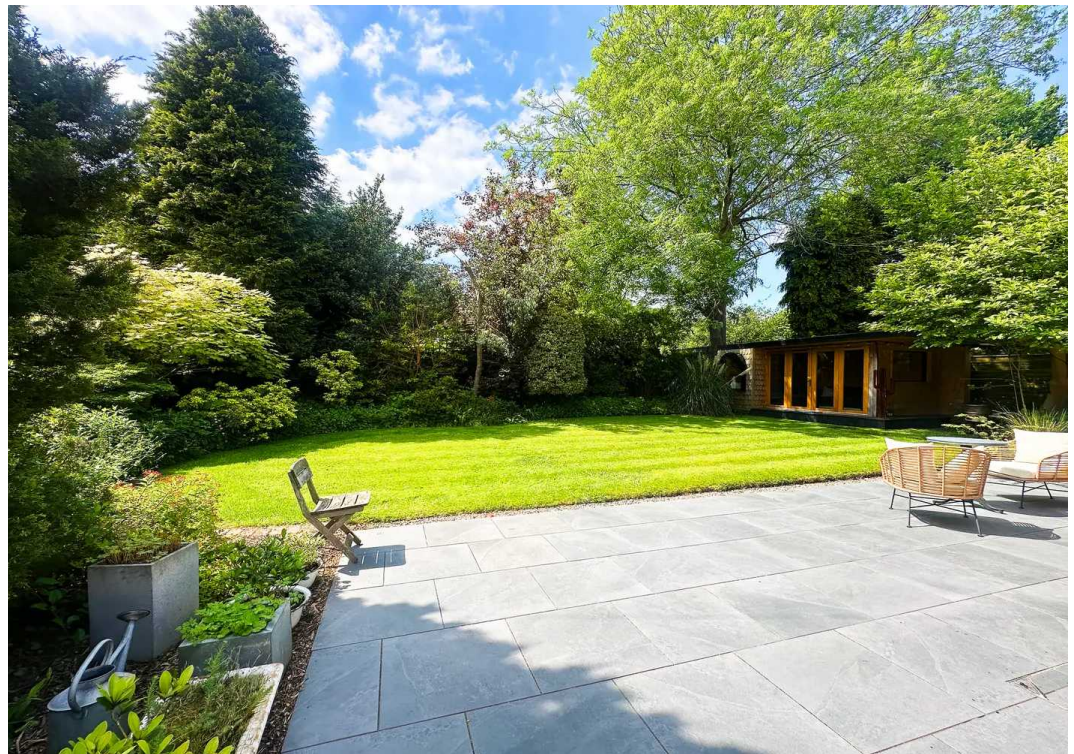
ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - BT - fibre optic. Loft space - eaves storage - boarded.

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.

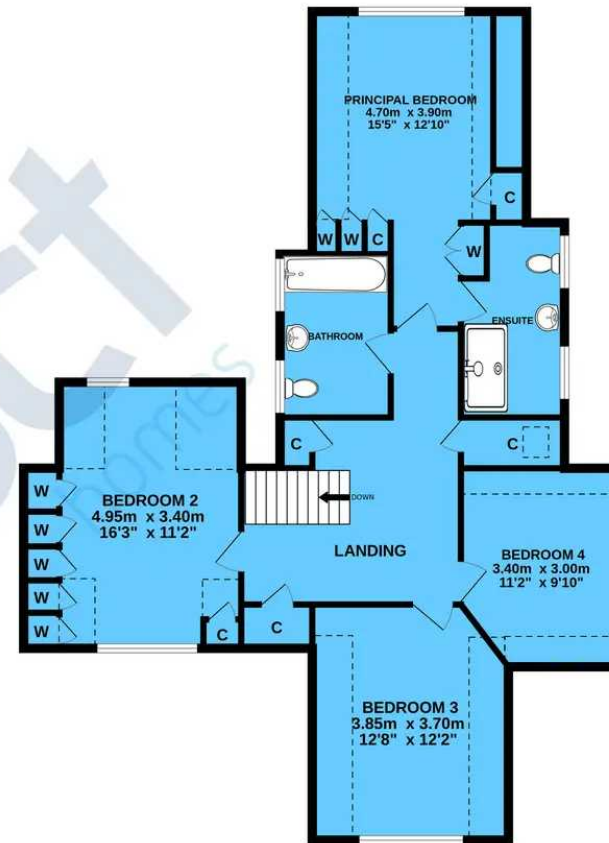




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 208.0 sq.m. (2239 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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