



Fentham Road, Hampton-In-Arden

Guide Price £250,000





PROPERTY OVERVIEW

This unusually spacious three bedroom first floor apartment is located in the centre of Hampton-in-Arden with views over the High Street and is available to buy with no onward chain. Being generally well maintained and benefitting from gas central heating & UPVC double glazing the property provides potential purchasers with; entrance lobby, large L-shaped lounge / dining room, fitted kitchen, three bedrooms (two with fitted wardrobes), bathroom with corner bath, ample shared parking for residents in addition to a single garage.

Viewing is by prior appointment with Xact on 01676 534 411.



- First Floor Apartment
- No Onward Chain
- Three Bedrooms
- Ideally Located for Access to Hampton Train Station
- Gas Central Heating & UPVC Double Glazed
- Garage & On-Site Parking
- Long Lease



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: C

Tenure: Leasehold

ENTRANCE LOBBY

LOUNGE/DINING ROOM

19' 2" x 18' 7" (5.84m x 5.66m)

KITCHEN

11' 3" x 7' 10" (3.43m x 2.39m)

INNER HALL

BEDROOM ONE

12' 11" x 8' 11" (3.94m x 2.72m)

BEDROOM TWO

11' 11" x 8' 11" (3.63m x 2.72m)

BEDROOM THREE

9' 5" x 5' 11" (2.87m x 1.80m)

BATHROOM

TOTAL SQUARE FOOTAGE

75.9 sq.m (817 sq.ft) approx.





OUTSIDE THE PROPERTY

GARAGE

ON-SITE RESIDENT PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, washing machine, all carpets and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

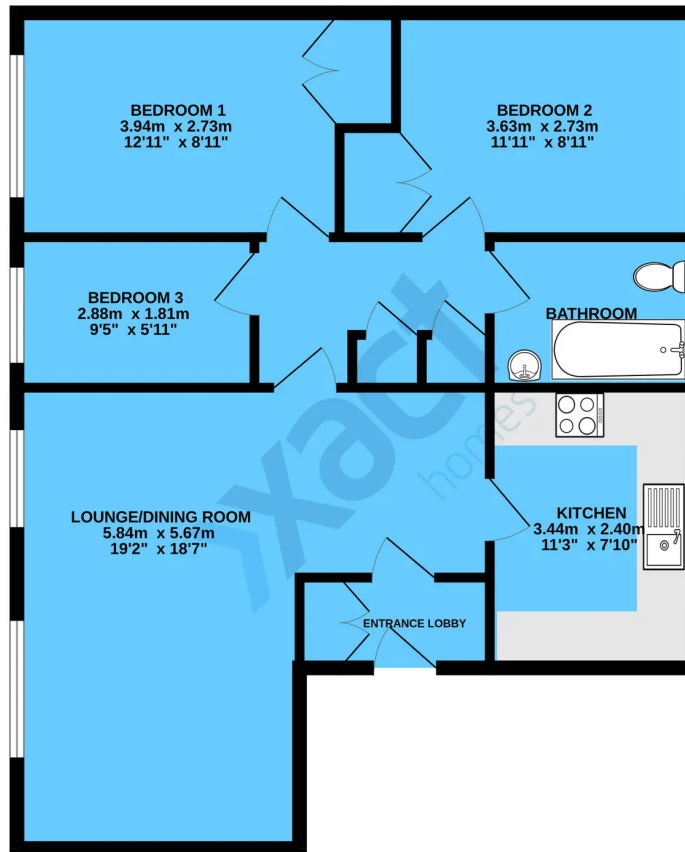
Services - mains gas, electricity and sewers. Service charge - £1,200 pa (approx.). Ground rent - nil.

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.



FIRST FLOOR
75.9 sq.m. (817 sq.ft.) approx.



TOTAL FLOOR AREA: 75.9 sq.m. (817 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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