



High Street, Hampton-in-Arden  
£292,500







## PROPERTY OVERVIEW

Charming 2-bed Victorian cottage with garden office, village location, and excellent transport links. No onward chain.

A beautifully presented two-bedroom Victorian cottage in the heart of a popular village, ideally suited for young families, commuters or downsizers. Full of character and updated throughout, the property features a good-sized living room, separate dining room, modern kitchen, two double bedrooms, walk-in wardrobe and a family bathroom.

Outside the property has a small private courtyard area which leads onto the long rear garden which is a combination of lawn and mature shrubs & trees. At the rear of the garden is a fully insulated and double-glazed garden office with electricity—perfect for home working all year round.

Located just a short walk from the village train station (less than 15 mins to both Birmingham or Coventry, direct trains to London) and handily located for an outstanding local school, shops, post office, village pub and restaurants.

On-street parking available. Sold with no onward chain.

Viewing is by appointment only 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: D

Tenure: Freehold

- Charming Grade II Listed 2- Bedroom Cottage Located In The Heart of Hampton in Arden Village
- Immediately Within Walking Distance Of Village Shops, Pub, School, Doctors & Train Station
- Well Presented Throughout
- Principal Double Bedroom with Walk in Wardrobe & Second Double Bedroom
- Living Room With Fireplace, Dining Room With Doors Onto Private Courtyard & Modern Fitted Kitchen
- Delightful Rear Garden & Separate courtyard With Outdoor Store
- Fully Insulated, Double Glazed Garden Office
- Offered For Sale With NO UPWARD CHAIN
- On Street Parking



#### HALL

#### LIVING ROOM

12' 6" x 11' 11" (3.80m x 3.62m)

#### DINING ROOM

16' 2" x 9' 6" (4.94m x 2.89m)

#### FITTED KITCHEN

10' 7" x 6' 9" (3.23m x 2.06m)



## **FIRST FLOOR**

### **BEDROOM ONE WITH WALK IN WARDROBE**

13' 1" x 12' 9" (3.98m x 3.89m)

### **BEDROOM TWO**

11' 3" x 7' 11" (3.43m x 2.41m)

### **BATHROOM**

7' 10" x 7' 11" (2.40m x 2.41m)

### **TOTAL SQUARE FOOTAGE**

Total floor area: 76.5 sq.m. = 823 sq.ft. approx.

### **OUTSIDE THE PROPERTY**

### **BACK YARD AND LONG REAR GARDEN**

### **GARDEN OFFICE**

### **ITEMS INCLUDED IN THE SALE**

Range cooker, extractor, fridge freezer and washing machine, all curtains, blinds and light fittings and garden office.





#### **ADDITIONAL INFORMATION**

Services – Mains gas, electricity and water. Loft – Boarded with ladder and lighting Broadband – EE

#### **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.



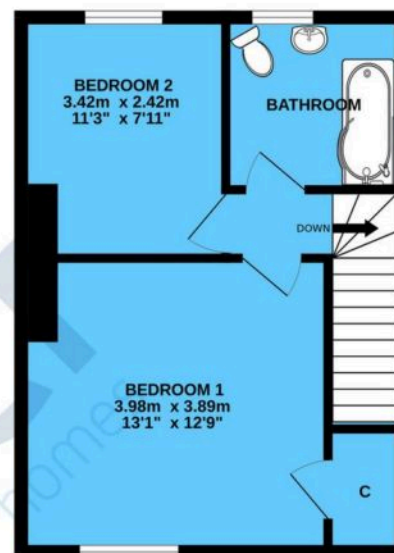




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 76.5 sq.m. (823 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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# Xact Homes

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