



Peel Close, Hampton-in-Arden

Offers Over £400,000





PROPERTY OVERVIEW

This three bedroom mid-terrace family home is set well back from the road in a quiet-cul-sac within walking distance to the centre of Hampton-in-Arden and George Fentham School. Being available to purchase with no onward chain, the property has been recently refurbished and has further potential to extend to the rear or into the loft space (STPP). In summary, the property provides potential purchasers with:- entrance hallway, wc, breakfast kitchen, utility area, lounge, sun room, garden wc, three double bedrooms and a family bathroom.

Outside, there is a large south westerly facing rear garden backing onto the school playing fields, and to the front, the property is set well back from the road with the potential to drop the kerb to create off road driveway parking.



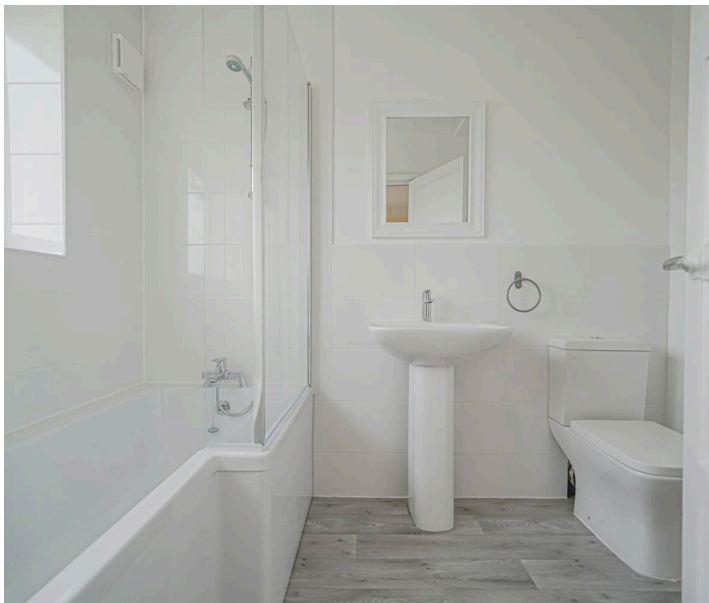
PROPERTY LOCATION

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: Freehold

- Three Bedroom Mid-Terrace
- Refurbished & Modernised
- No Onward Chain
- Potential to Extend STPP
- Lounge, Breakfast Kitchen & Sun Room
- Three Double Bedrooms
- South Westerly Facing Rear Garden
- Potential to Create Driveway Parking





ENTRANCE HALLWAY

LOUNGE

17' 11" x 12' 0" (5.45m x 3.65m)

SUN ROOM

9' 2" x 6' 11" (2.80m x 2.10m)

BREAKFAST KITCHEN

11' 6" x 11' 0" (3.50m x 3.35m)

UTILITY AREA

5' 9" x 5' 9" (1.75m x 1.75m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM

13' 5" x 9' 2" (4.10m x 2.80m)

BEDROOM TWO

12' 0" x 9' 10" (3.65m x 3.00m)

BEDROOM THREE

8' 10" x 7' 10" (2.70m x 2.40m)

BATHROOM

6' 7" x 5' 5" (2.00m x 1.65m)

TOTAL SQUARE FOOTAGE

107.9 sq.m (1161 sq.ft) approx.

OUTSIDE THE PROPERTY

GARDEN WC

LARGE SOUTH WESTERLY FACING GARDEN



ITEMS INCLUDED IN THE SALE

Free-standing cooker, all carpets, some light fittings and greenhouse.

ADDITIONAL INFORMATION

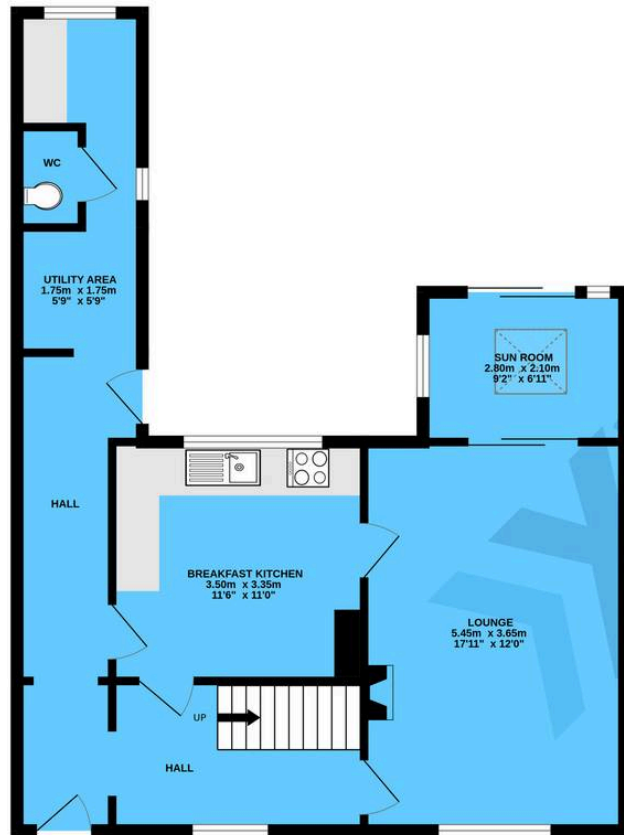
Services - direct mains water (with water meter), sewers and electricity.

INFORMATION FOR POTENTIAL BUYERS

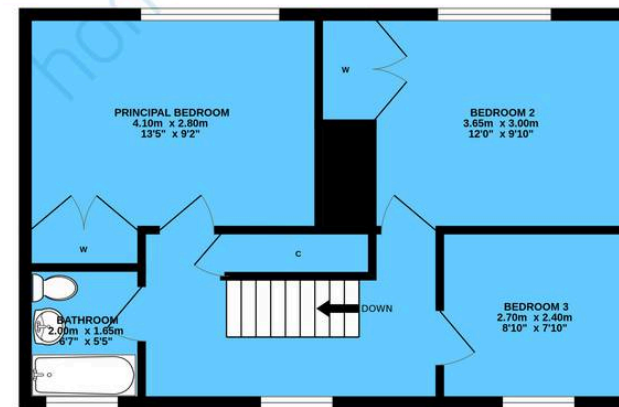
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 107.9 sq.m. (1161 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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