



Meadow Drive, Hampton-in-Arden

Offers in Region of £354,995





## PROPERTY OVERVIEW

This three bedroom end-terrace property is available to purchase with no onward chain and is ideally suited to a first time buyer or someone looking to downsize to the centre of Hampton-In-Arden. Being located in a quiet cul-de-sac and offering further potential to refurbish / remodel, the property provides potential buyers with :- entrance hallway, through living / dining room, modern fitted kitchen, utility area, downstairs WC, conservatory, three bedrooms and a family bathroom.

Outside, the property has a low maintenance West facing rear garden, a fore-garden, which could potentially be converted into a driveway, and a garage in an adjacent block.

Viewing is 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: C

Tenure: Freehold



- Three Bedroom End Terrace
- No Onward Chain
- Potential to Refurbish
- Through Living / Dining Room
- Conservatory & Utility Area
- Single Garage
- Low Maintenance Rear Garden



#### **ENTRANCE HALLWAY**

#### **LIVING / DINING ROOM**

21' 8" x 9' 10" (6.60m x 3.00m)

#### **KITCHEN**

8' 10" x 7' 3" (2.70m x 2.20m)

#### **UTILITY AREA**

7' 3" x 6' 7" (2.20m x 2.00m)

#### **WC**

#### **CONSERVATORY**

8' 6" x 7' 10" (2.60m x 2.40m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

10' 6" x 9' 10" (3.20m x 3.00m)

#### **BEDROOM TWO**

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

#### **BEDROOM THREE**

9' 10" x 5' 11" (3.00m x 1.80m)

#### **BATHROOM**

6' 7" x 5' 11" (2.00m x 1.80m)

#### **TOTAL SQUARE FOOTAGE**

73.8 sq.m (794 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

#### **WESTERLY FACING GARDEN**



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

Integrated oven, integrated hob, microwave, all carpets, all curtains, all blinds, all light fittings and garden shed.

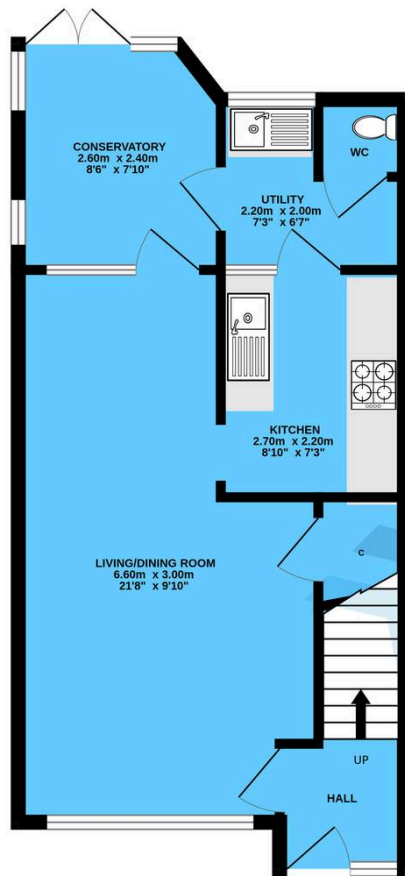
#### **ADDITIONAL INFORMATION**

Services – direct mains water, sewers and electricity.  
Loft – partially boarded.

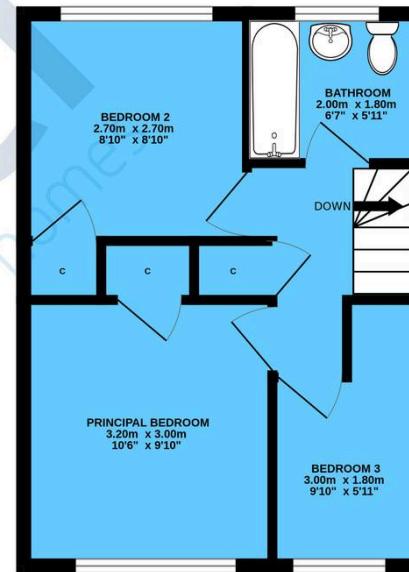
#### **INFORMATION FOR POTENTIAL BUYERS**

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: 73.8 sq.m. (794 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.  
Made with Metropix 6/2025.

# Xact Homes

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