



Fentham Road, Hampton-In-Arden

Offers in Region of £525,000







## PROPERTY OVERVIEW

This very well presented three bedroom cottage style property is located in the heart of Hampton In Arden and provides a ready to move into home for a young family or professional couple. Having been updated and renovated by the present owners the property provides the sought after combination of a traditional property in a well presented & modernised condition throughout. Being set behind a wide driveway with parking for two vehicles the property provides potential purchasers with:- large entrance lobby / office space, living room with patio doors to the rear garden, dining room, re-fitted breakfast kitchen, guest WC, three bedrooms and a modern bathroom.

Outside there is a private & well established garden which can be accessed either from the living room, the breakfast kitchen or external side access and to the front there is a small foregarden adjacent to a wide drive providing off road parking for two vehicles.

Viewing is by prior 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: E

Tenure: Freehold

- Three Bedroom Semi-Detached
- Well Presented Throughout
- Living Room & Dining Room
- Breakfast Kitchen
- Large Entrance Lobby/Office Space
- Ideally Located for School & Train Station
- Private Rear Garden
- Driveway Parking



#### ENTRANCE LOBBY/OFFICE SPACE

13' 2" x 7' 10" (4.01m x 2.39m)

#### WC

#### LIVING ROOM

12' 6" x 12' 0" (3.81m x 3.66m)

#### DINING ROOM

14' 3" x 12' 3" (4.34m x 3.73m)

#### BREAKFAST KITCHEN

14' 3" x 11' 4" (4.34m x 3.45m)





## **FIRST FLOOR**

### **BEDROOM ONE**

13' 11" x 11' 6" (4.24m x 3.51m)

### **BEDROOM TWO**

11' 11" x 9' 7" (3.63m x 2.92m)

### **BEDROOM THREE**

10' 11" x 9' 2" (3.33m x 2.79m)

### **BATHROOM**

### **TOTAL SQUARE FOOTAGE**

106.0 sq.m (1141 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

### **WELL ESTABLISHED REAR GARDEN**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

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

Free standing cooker, microwave, garden shed, all carpets, some light fittings and fitted wardrobes in three bedrooms.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.





#### **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.

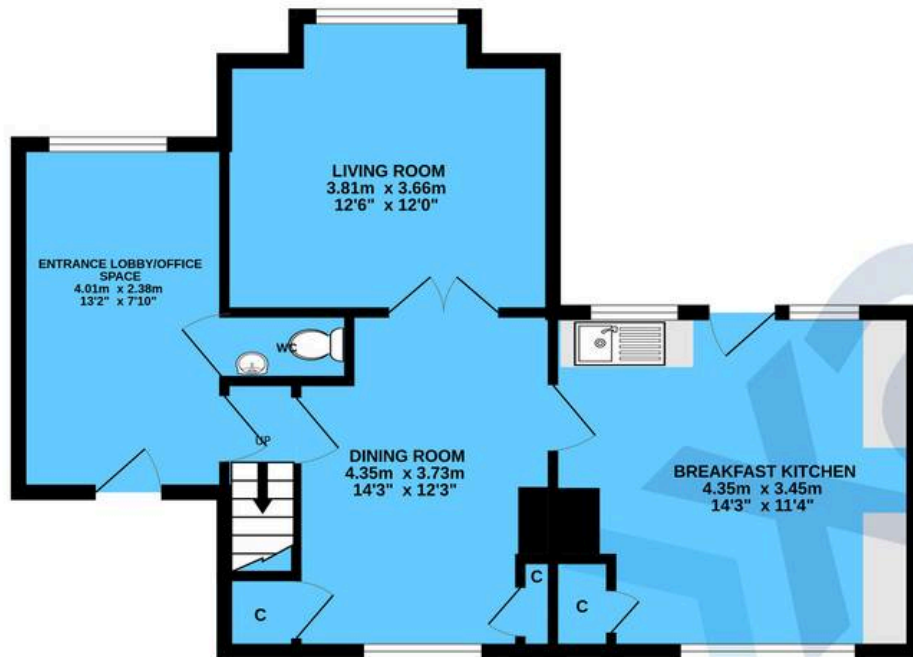
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

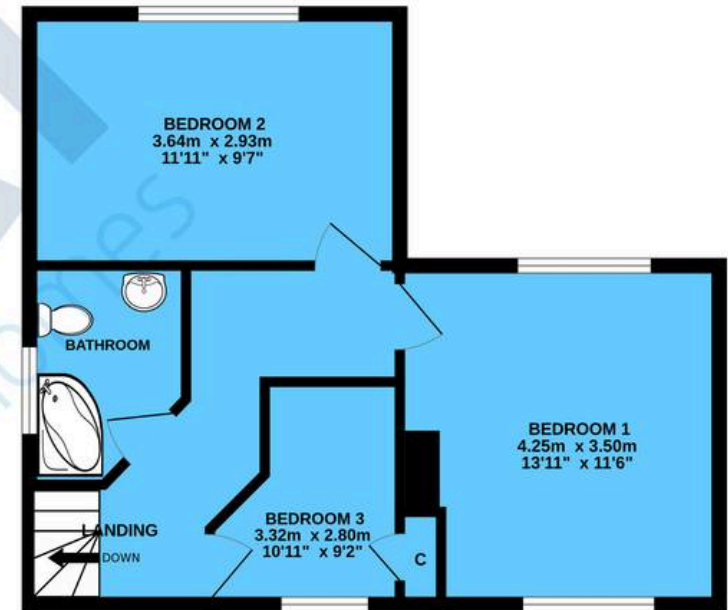




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 106.0 sq.m. (1141 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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