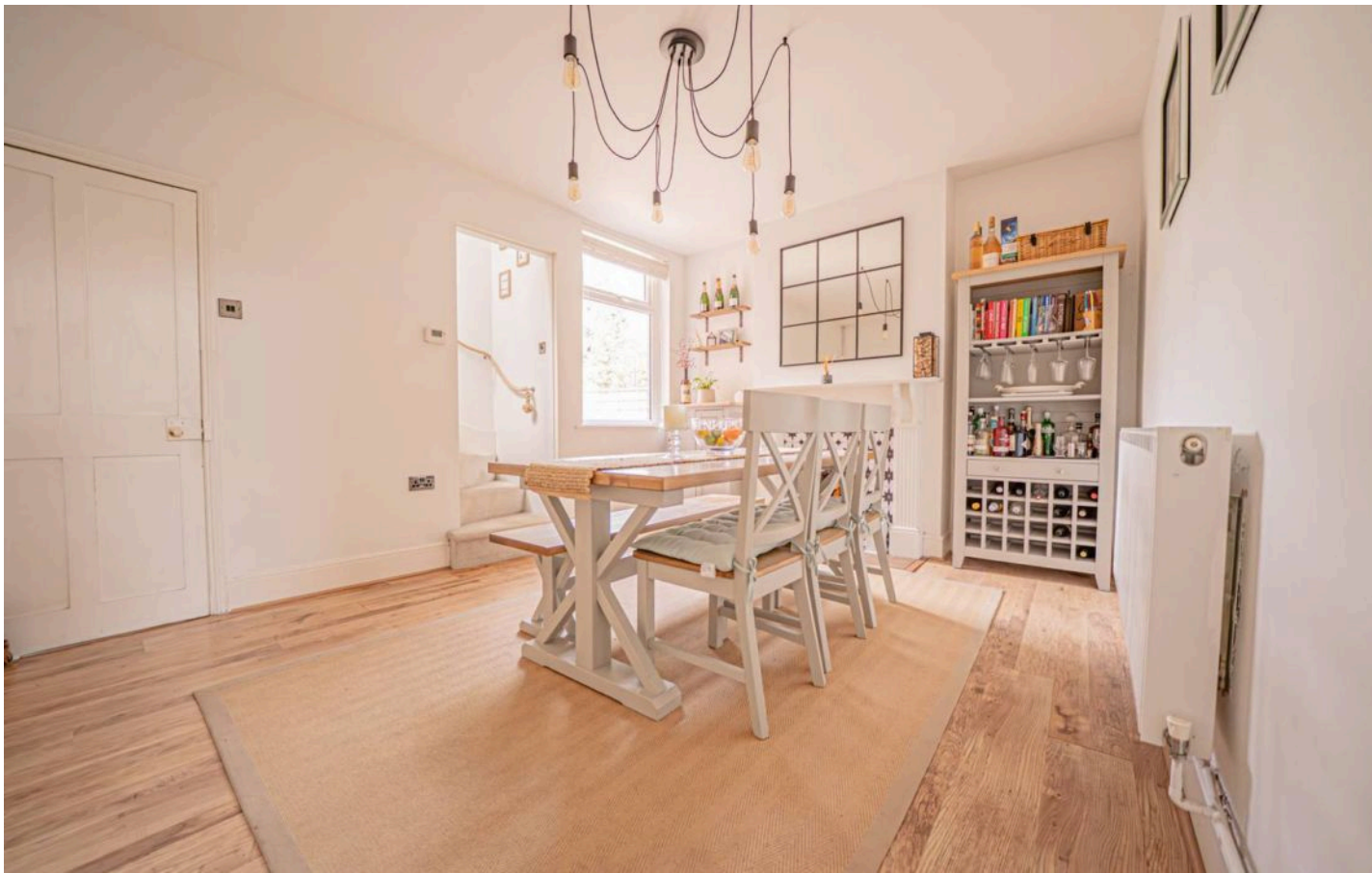




Fentham Road, Hampton-in-Arden
£350,000



PROPERTY OVERVIEW

Situated in the centre of Hampton-In-Arden and therefore being perfectly located for access to the train station and village amenities, is this well maintained two bedroom Victorian end terrace home which requires internal inspection to fully appreciate the size and quality of the accommodation available. This period property benefits from a side garden with patio to the rear, double glazing and gas central heating with a modern Worcester Bosch boiler. In summary the accommodation provides potential purchasers with:- living room, dining room, kitchen, two double bedrooms and recently re-fitted family bathroom.

To the rear of the property there is a contemporary decked courtyard area with room for a table & chairs and to the side there is a recently landscaped shrub border and access to the front of the property.

Viewing is strictly by appointment with Xact 01676 534 411.



- Two Bedroom Victorian End Terrace
- Well Presented Throughout
- Living Room & Dining Room
- Two Double Bedrooms
- Recently Re-Fitted Bathroom
- Decked Patio Area & Landscaped Side Garden
- Walking Distance to the Train Station



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

LIVING ROOM

14' 1" x 13' 6" (4.29m x 4.11m)

DINING ROOM

14' 1" x 11' 2" (4.29m x 3.40m)

KITCHEN

9' 2" x 7' 10" (2.79m x 2.39m)

FIRST FLOOR

BEDROOM ONE

14' 2" x 11' 3" (4.32m x 3.43m)

BEDROOM TWO

11' 4" x 11' 3" (3.45m x 3.43m)

BATHROOM

9' 4" x 8' 0" (2.84m x 2.44m)

TOTAL SQUARE FOOTAGE

83.0 sq.m (893 sq.ft) approx.





OUTSIDE THE PROPERTY

SIDE GARDEN WITH PATIO

ITEMS INCLUDED IN THE SALE

Integrated oven, gas hob, extractor, fridge/freezer, dishwasher, washer/dryer, garden shed, multi fuel/log burner, all carpets and blinds and some light fittings.

ADDITIONAL INFORMATION

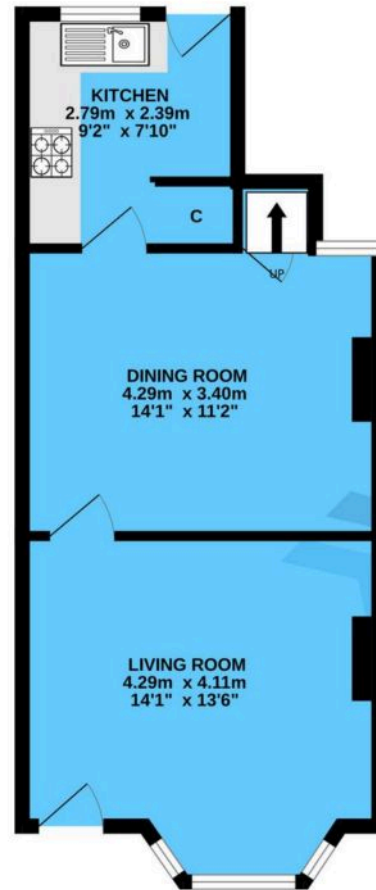
Services – mains gas, electricity and sewers.
Broadband – ADSL copper wire.

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 : 83.0 sq.m. (893 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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