



Meadow Drive, Hampton-in-Arden

Offers Over £210,000





## PROPERTY OVERVIEW

This recently renovated two bedroom first floor apartment is located in the centre of Hampton-in-Arden and benefits from far reaching views over open countryside whilst being only a short distance from the Hampton train station and other village amenities. Benefiting from an extended lease, the property provides potential purchasers with; communal entrance hallway, hall, large living room providing access to a wide balcony, modern fitted kitchen, two double bedrooms and a refitted shower room.

Outside the property benefits from a garage, access to shared parking and unusually for an apartment an electric car charging point.

Viewing is by prior appointment with Xact on 01676 534 411.

- First Floor Apartment
- Living Room with Balcony
- Two Double Bedrooms
- Re-Fitted Shower Room
- Electric Car Charging Point
- Long Lease
- Garage
- Shared Parking
- Views Over Open Countryside





## 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 also boasts an excellent rated village school and 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, Airport and NEC.

Council Tax band: C

Tenure: Leasehold

## HALL

## LIVING ROOM

14' 2" x 13' 2" (4.32m x 4.01m)

## BALCONY

## KITCHEN

7' 4" x 7' 3" (2.24m x 2.21m)

## BEDROOM ONE

12' 3" x 10' 1" (3.73m x 3.07m)

## BEDROOM TWO

10' 5" x 9' 5" (3.18m x 2.87m)

## SHOWER ROOM

7' 3" x 6' 5" (2.21m x 1.96m)

## TOTAL SQUARE FOOTAGE

58.0 sq.m (624 sq.ft) approx.

## OUTSIDE THE PROPERTY

## GARAGE & SHARED PARKING





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

Integrated oven, integrated hob, extractor, all carpets and light fittings, car charging point (fitted 2024) and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

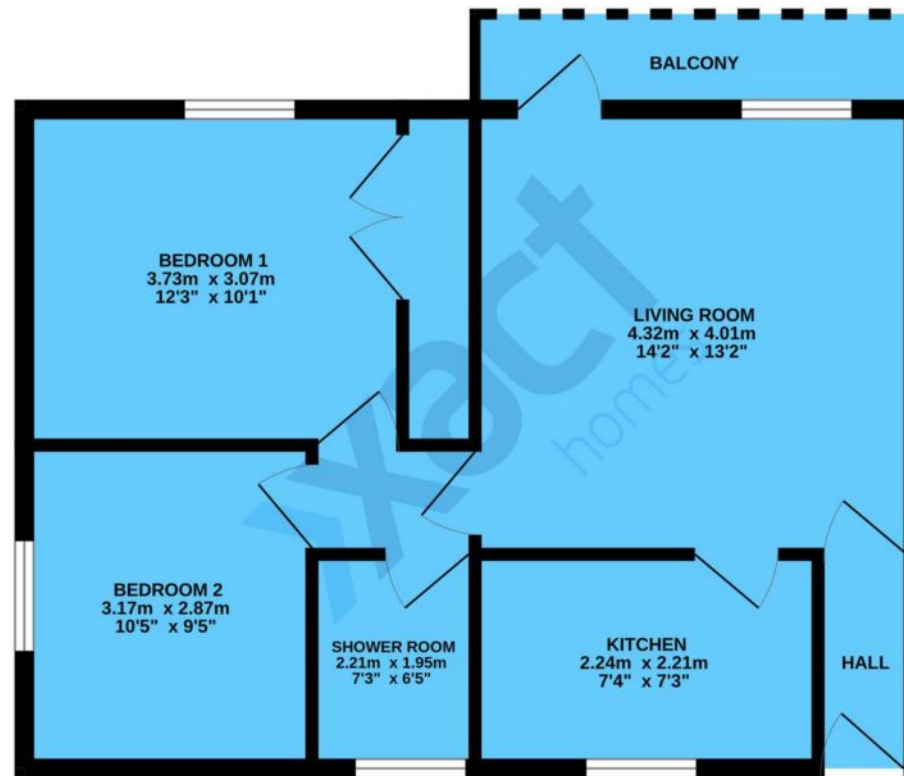
Services – mains electricity and sewers. Broadband – FTTC (fibre to the cabinet). Service charge – £2,141 pa. Ground rent – £1 pa.

#### **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.



## FIRST FLOOR



TOTAL FLOOR AREA: 58.0 sq.m. (624 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

170 Station Road, Balsall Common – CV7 7FD

01676 534411 • [balsallcommon@xacthomes.co.uk](mailto:balsallcommon@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

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