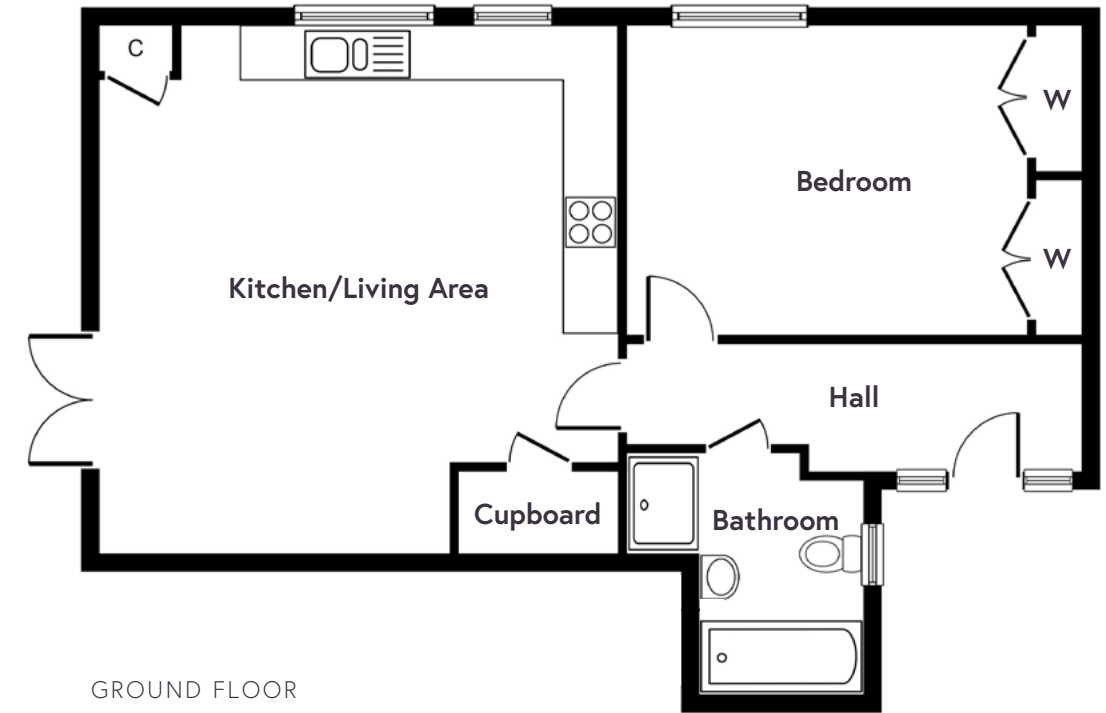
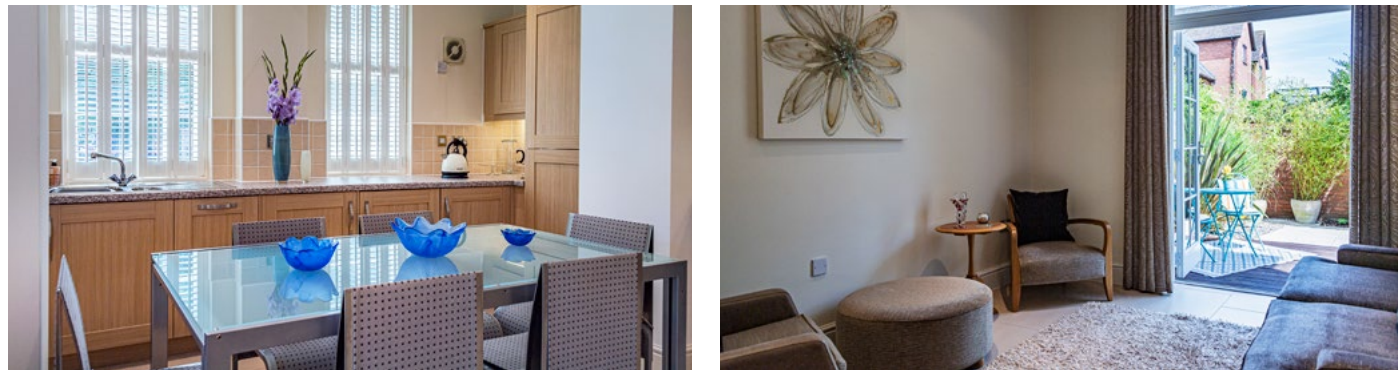


EB&P | ESTHER
BROOMHALL
& PARTNERS



Engine Mews, Hampton in Arden



GROUND FLOOR

Kitchen/Living Area 5.80m (19'0") x 5.70m (18'8")

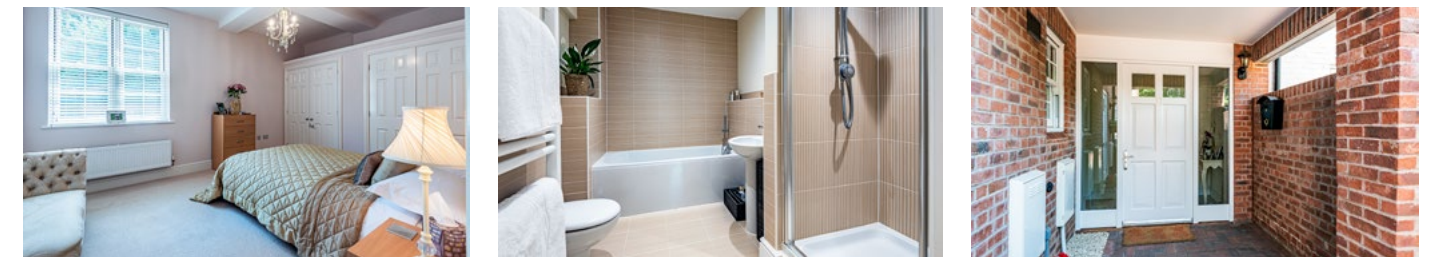
Bedroom 5.00m (16'5") x 3.40m (11'2")

Bathroom 2.65m (8'8") x 2.60m (8'6")

TOTAL AREA

Approx 63.0 sq metres (678 sq feet)

(ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD BE USED FOR ILLUSTRATIVE PURPOSES ONLY)



HOUSE SUMMARY

- Spacious one bedroom apartment in the centre of Hampton in Arden Village
- Situated on the ground floor; private front door
- Allocated parking space within close proximity to the front door
- Main bedroom with two double built in wardrobes; Large main bathroom with bath and separate shower
- Open plan living and kitchen space with integrated appliances and plentiful storage
- Private and easy maintenance garden accessible via French doors off the living area
- Walking distance to the local amenities on the High Street and local train station

10 Engine Mews is conveniently situated just off Hampton in Arden High Street within a quiet cul de sac. As the former Engine pub, remembered well by local residents, 10 Engine Mews has been immaculately maintained since purchased from new in 2007. There is one allocated parking space within close proximity to the private front door providing entry to number 10 only.

The apartment is situated on the ground floor with accommodation comprising of a large open plan kitchen and living space. The kitchen benefits from plentiful storage cupboards, integrated appliances and there is room for a generous dining table if so desired. The kitchen benefits from an abundance of natural light and the private garden is accessed via beautiful French Doors off the living area. The high ceilings throughout the apartment do not go unnoticed and enhance the spacious accommodation found throughout.

The large main bedroom benefits from double built in wardrobes and enjoys views of Fentham Road. The bedroom is situated opposite the main bathroom with separate bath and shower.

Externally, the private garden is a hidden gem with an attractive decking and patio area. The easy maintenance garden offers the perfect space to privately sit and relax. The property is perfectly located within walking distance to the local amenities and eateries on the high street, in addition to the surrounding countryside walks.

LOCATION

Hampton in Arden is a most picturesque village maintaining traditional street scenes and a handful of everyday amenities whilst also offering the destination landmark Hampton Manor: Situated in 45 acres of gardens and woodland and home to Michelin star Peel's restaurant. More casual dining experiences can be found at The Beeches on Marsh Lane, a Georgian

gastro pub and on the high street, The White Lion pub. The Hampton Health and Fitness Club is a bespoke gym on Old Station Road, complimented by the nearby tennis club. The village has always maintained a loyal population, of youngsters who once grown wish to remain close by and more mature generations perhaps feeling the need to downsize yet stay close by to the village and amenities. The village has its own train station, with links to Birmingham New Street and London Euston. Birmingham International Railway Station is a 3 minute train journey, opening up a wider transport network and easy access to Birmingham Airport. The well regarded George Fentham Endowed School lies in the village and accepts pupils from nursery to Year 6. The village is under 4 miles from Solihull town centre, making this location a superb option for those wishing to distance from the town centre with no compromise on facilities and lifestyle.



GENERAL INFORMATION

Tenure:	Leasehold (125 years from 1 January 2007)	Management Company:	HLM
Services:	All main services are connected to the property	EPC:	Rating C
Ground Rent:	£325 p/a - the Ground rent escalates by £100 every 10 years. Current Annual Service Charge: £705.71	Council Tax Band:	D
		Local Authority:	Solihull Metropolitan Borough Council

DIRECTIONS

POSTCODE B92 0AZ

From Knowle High Street A4141, turn right onto Hampton Road and continue for 3.5 miles onto Knowle Road passing Daleswood Heath Medical Centre on your right hand side. Continue onto Eastcote Lane and turn right onto Solihull Road B4102. Continue up the hill into Hampton-in-Arden village and continue around the bend onto the High Street passing the Fentham Road on your right hand side at the bottom of the high street. Engine Mews is the next turn on the right. Number 10 can be found at the front of the development just through the archway.

AGENTS NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales details are approximate. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to EB&P and under no circumstances are to be reproduced by a third party without prior permission.

ANTI MONEY LAUNDERING (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, EB&P as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EB&P | ESTHER
BROOMHALL
& PARTNERS

01564 791010 | www.ebandp.com | 1 Lodge Croft | Knowle, Solihull | B93 0HF

