

Need a Mortgage in principle  
to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



Do you need to sell?  
Start your journey now!  
Call us we can help.  
**01564 777 314**



**SCAN FOR MORE INFO**  
**SIZE** - 941Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - D  
**BROADBAND** - Upload Superfast 40Mbps  
Download Max 8Mbps  
**MOBILE** - EE  
**EPC** - D - 57  
**PARKING** - Parking for 2 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A  
**CONSERVATION AREA** - Yes  
**Are you an investor  
interested in expanding your  
portfolio?**

**Call 01564 777 314 to provide your  
investment criteria for alerts.**

## FENTHAM ROAD

Hampton in Arden

Nestled in the heart of Hampton-in-Arden, this delightful semi-detached cottage on Fentham Road offers a perfect blend of character and modern living. It is presented to the market with no upward chain, making it an ideal choice for those looking to move in without delay.

### FEATURES

- No Upward Chain
- Characterful Cottage
- Lounge/Diner with Log Burner
- Breakfast Kitchen
- Utility/WC
- Double Bedroom
- Spacious 4 Piece Family Bathroom
- Dressing Room/Nursery with Further Double Bedroom Attached
- Courtyard to Front of Property
- Parking for 2 Cars
- Village Location
- No. 76 Have Right of Way Across the Courtyard



SCAN TO **VIEW OUR  
WEEKLY FILMS &  
SUBSCRIBE**

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

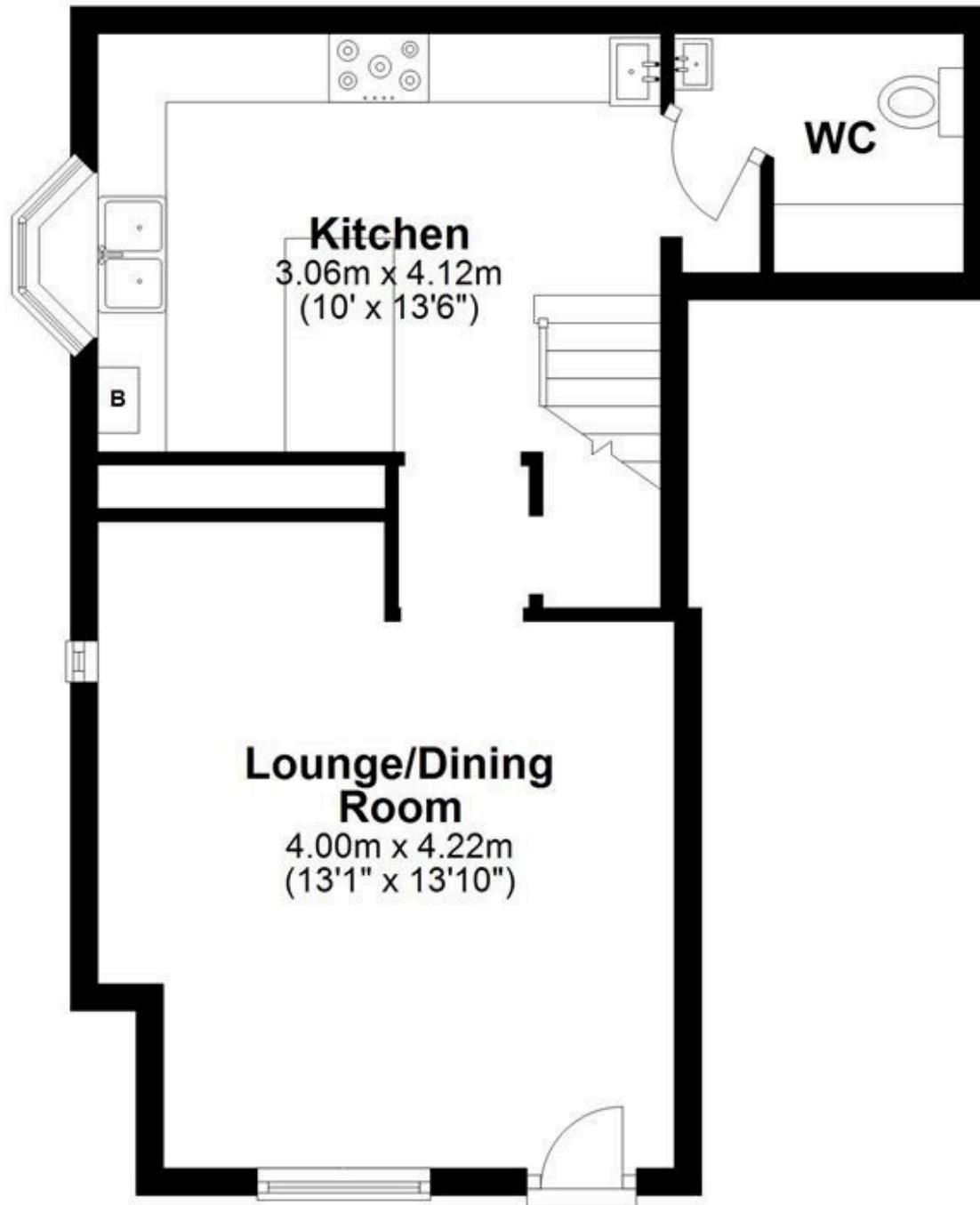
### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



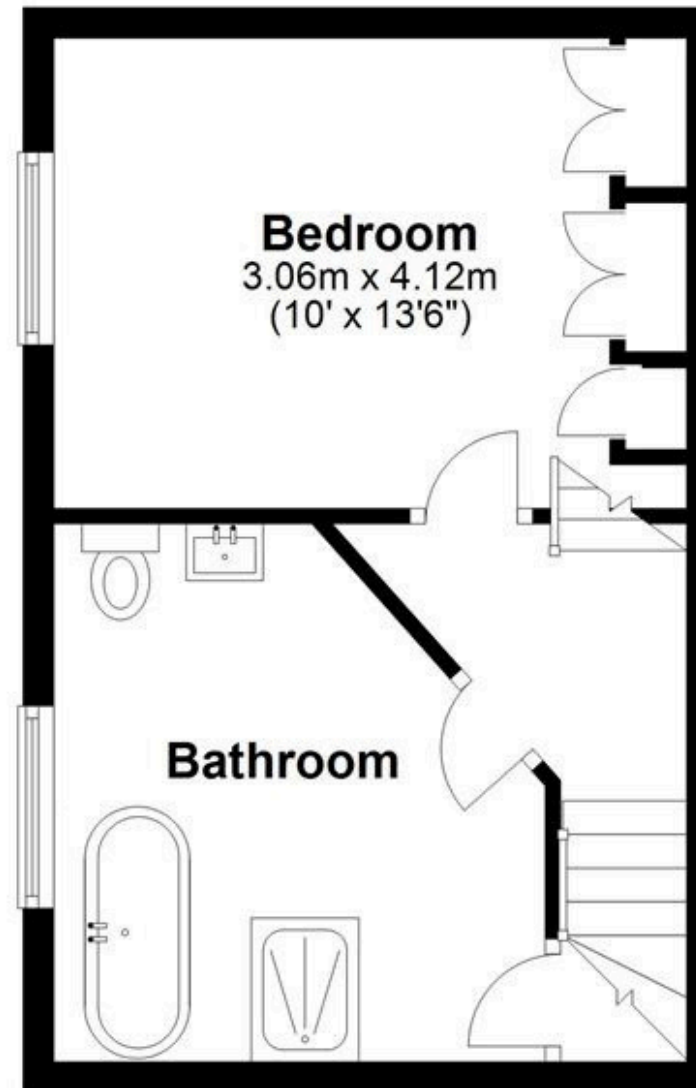
## Ground Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



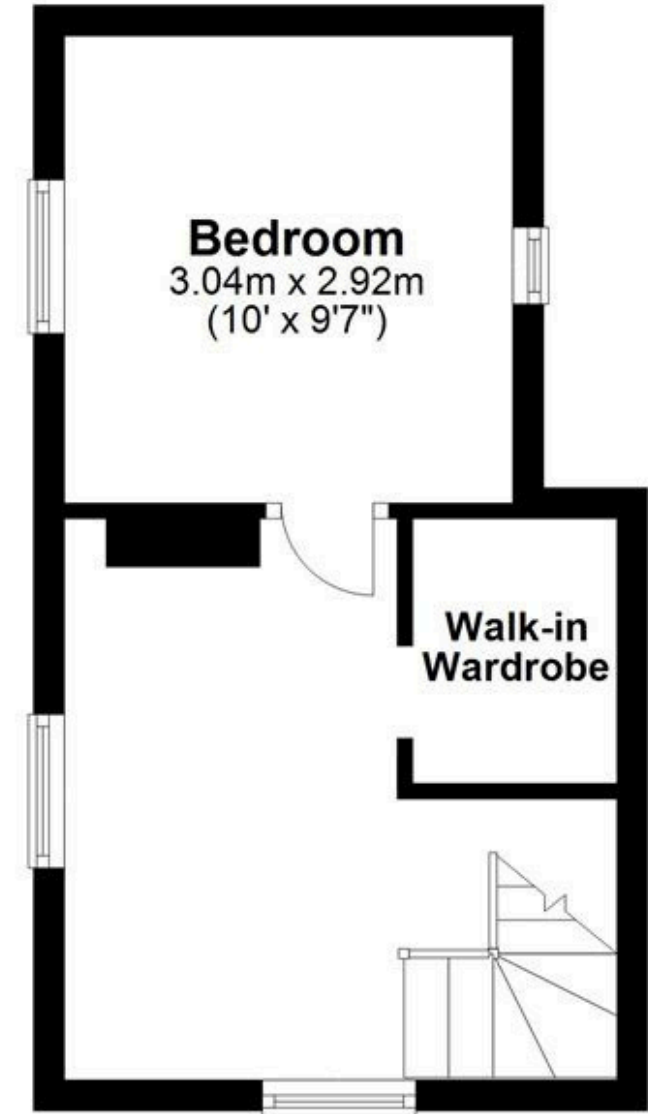
## First Floor

Approx. 27.4 sq. metres (295.4 sq. feet)



## Second Floor

Approx. 22.3 sq. metres (240.2 sq. feet)



Total area: approx. 87.5 sq. metres (941.5 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.