



**24 Eastcote Lane**  
Sale Price £650,000



**Love**  
Property Co.

# 24 Eastcote Lane

## Hampton-in-Arden, B92 0AS

Tenure – Freehold

EPC Rating – D

Council Tax Band - E

Love Property are pleased to offer this rare to market three-bedroom Detached Bungalow. With planning permission for an extensive two-storey extension.

Love Property are pleased to offer this rare to market three-bedroom Detached Bungalow. Located on a large plot with planning permission for an extensive two-story extension. This three-bedroom detached bungalow offers significant scope for extension and/or redevelopment and is set behind a large, gravelled driveway, the property briefly compromises of entrance hallway, living room, dining room, breakfast kitchen, three good sized bedrooms (master with en-suite), family bathroom, conservatory, garage and large full-length carport. The property also benefits from a large easterly facing and landscaped rear garden.

**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, Barton and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network.



LOUNGE

12' 4" x 12' 11" (3.77m x 3.93)

DINING ROOM

9' 9" x 12' 11" (2.74m x 3.93m)

KITCHEN

13' 11" x 10' 4" (4.24m x 3.14m)

CONSERVATORY

10' 11" x 10' 4" (3.34m x 3.14m)

PRINCIPAL BEDROOM

8' 11" x 9' (2.73m x 2.75m)

EN-SUITE

8' 4" x 3' 11" (2.55m x 1.19m)

BEDROOM TWO

11' x 11' 7" (3.35m x 3.53m)

BEDROOM THREE

13' 11" x 8' 3" (4.24m x 2.52m)

BATHROOM

5' 3" x 9' (1.60m x 2.75m)

TOTAL 1113.9 sq. feet (103.5 sq. metres)

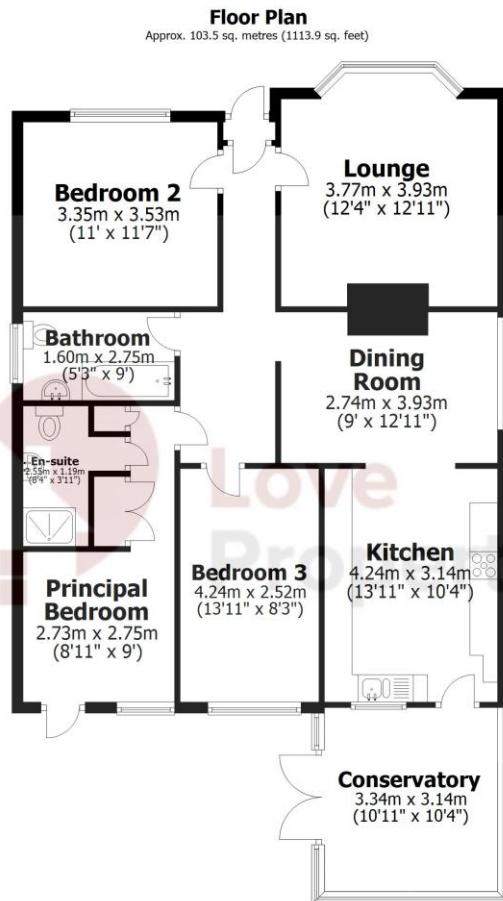


COUNCIL TAX Band E

TENURE Freehold

SERVICES Mains gas, electricity and water

BROADBAND PlusNet - Fibre Optic



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 85  B     |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         | 55  D     |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.