

Arden Court

**Arden Court, Fentham Road
Hampton-In-Arden
Offers In Excess Of £200,000**

Description

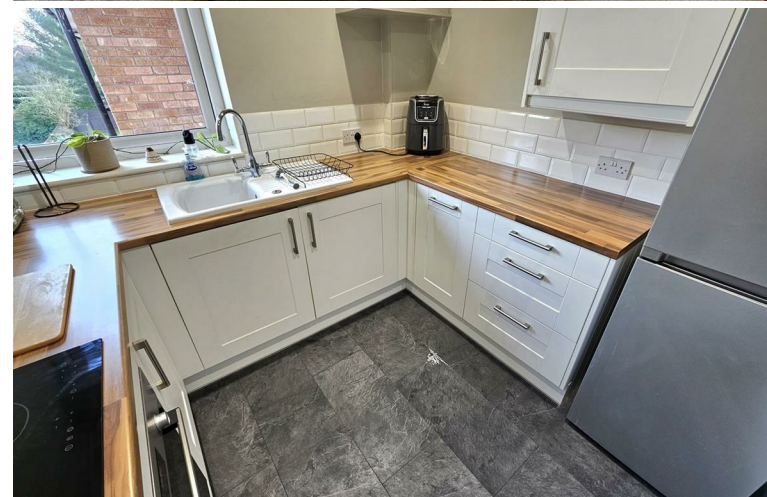
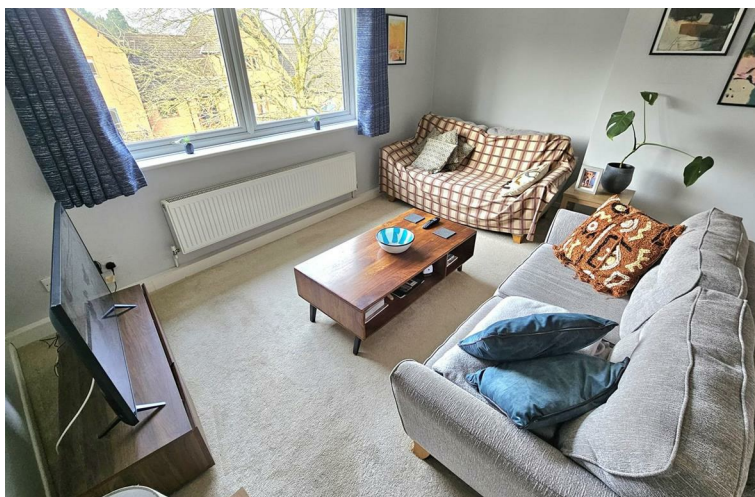
The village of Hampton in Arden lies a short distance from the town centre of Solihull and retains a certain 'old world' charm surrounded by pleasant open countryside.

The village is situated in a most convenient location having excellent transport links via road and rail and is in close proximity to Birmingham Airport and the National Exhibition Centre. Hampton has it's own Railway Station a short walk from the property with regular rail service.

Located centrally within the village Arden Court is a short stroll from the village shop and holds a nice position with pleasant views.

The accommodation is accessed via communal door leading to inner staircase to the 2nd floor where our front door can be found. The grounds afford numerous parking spaces with ample room for all residents and also has a single garage for storage of further secure parking if required.

Internally the apartment has been completely modernised with new electrics, new heating system and radiators, new plaster work and decoration, new kitchen and bathroom. The accommodation will suit a range of buyers and comprises of, entrance hall, living/dining room, fitted kitchen with integrated appliances, fitted shower room, large principle bedroom with closet storage, second double bedroom, single garage and communal parking and grounds.



Accommodation

Communal Lobby

Entrance Hall

Living Dining Room

14'3" x 13'10" (4.360 x 4.230)

Fitted Kitchen

7'11" x 8'5" (2.430 x 2.575)

Shower Room

7'10" x 4'10" (2.413 x 1.490)

Bedroom One

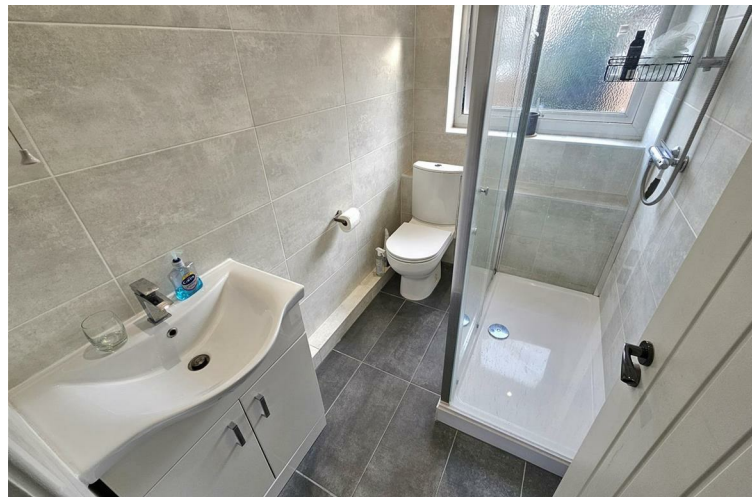
12'5" x 10'6" (3.810 x 3.210)

Bedroom Two

11'5" x 9'5" (3.494 x 2.880)

Single Garage

Communal Grounds And Parking



TENURE: We are advised that the property is leasehold with 132 years left on the lease.

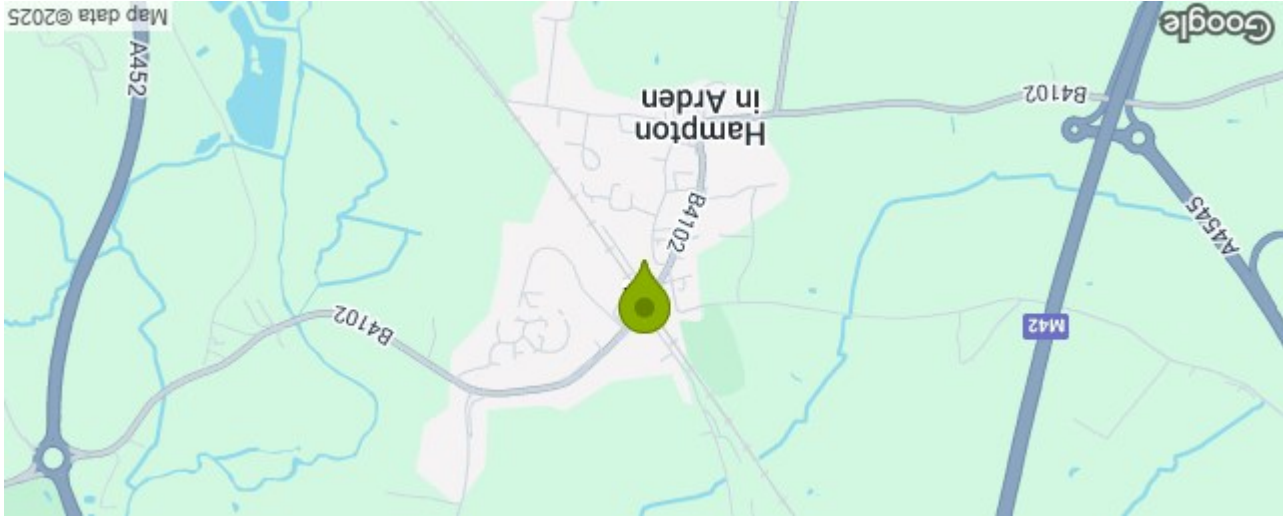
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 19/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 19/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below
0121 711 1712

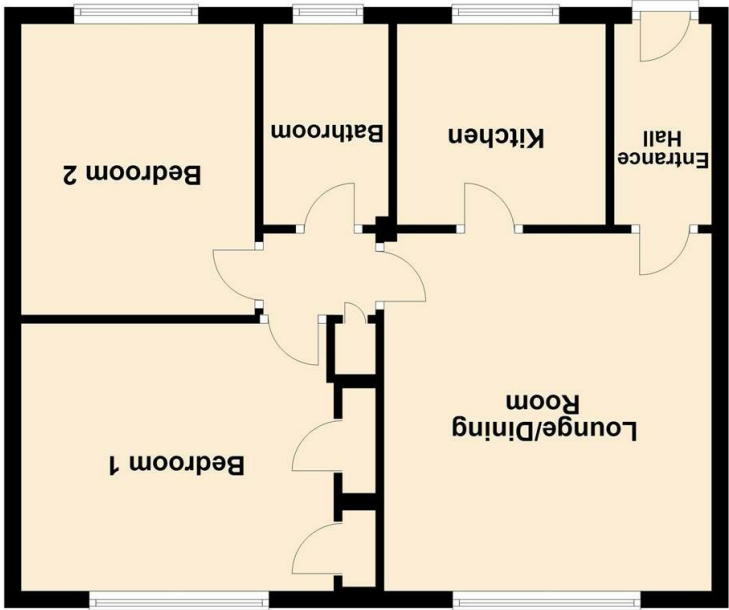
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Tel: 0121 711 1712 Email: solihull@melyndanes.co.uk melyndanes.co.uk

Ground Floor



Energy Efficiency Rating		
Council Tax Band: C		
Solihull B92 0BH		
Arden Court Arden Court, Fentham Road Hampton-in-Arden		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	77	Potential
77		

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.