

HUNTERS[®]

HERE TO GET *you* THERE



Lapwing Drive

Hampton-In-Arden, Solihull, B92 0BF

Guide Price £715,000



Council Tax: G



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LOCATION

Hampton is a charming and most popular village surrounded by open green belt countryside yet standing just four miles from Solihull Town Centre. The village has local inns, primary school, historic church with Norman origins, doctors' surgery, an active sports and tennis club, gym and a railway station which links Birmingham New Street and International with London Euston. Junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture, the NEC, International Airport and Railway station.

FULL DESCRIPTION

ON THE GROUND FLOOR

Entrance Hallway

Having useful under stairs storage cupboard, central heating radiator and doors off to the ground floor accommodation. The entrance hall gives access to a staircase leading to a galleried landing on the first floor.

Cloakroom (front)

Having white suite comprising wash hand basin and WC. Also, hardwood double glazed opaque window to front and central heating radiator.

Lounge (front)

16'2" x 12'9" (4.93m x 3.89m)

Having hardwood double glazed windows to the front aspect, feature fire surround with decorative slips, central radiator and double doors opening onto the dining room.

Separate Dining Room (rear)

12'9" x 9'1" (3.89m x 2.77m)

Having French doors opening onto the rear garden, central heating radiator and door to the Kitchen. Door to Kitchen.

Reception Room/TV Room/5th Bedroom (front)

12'6" x 8'1" (3.82m x 2.47m)

Having two hardwood double glazed windows to the front aspect and central heating radiator. This room would be extremely functional as a Playroom or 5th bedroom.

Office/Study (side)

8'1" x 7'2" (2.46m x 2.18m)

Having hardwood double glazed window to the side aspect and central heating radiator.

Fitted Kitchen (rear)

14'9" x 9'1" (4.50m x 2.77m)

Having a range of cream units with working surfaces over, incorporating integrated electric oven, gas job with extractor fan above and dishwasher. Also, two hardwood double glazed windows overlooking the rear garden. Doors off to the Utility and Dining Room.

Utility Room (rear)

8'1" x 5'3" (2.46m x 1.60m)

Having cream units with working surfaces over, incorporating stainless steel sink unit, and space under work surface for washing machine. Wall mounted Glow-worm wall mounted gas central heating boiler. There is a hard wood double glazed window overlooking the rear garden and door leading to a side access and rear garden.

ON THE FIRST FLOOR

Galleried Landing

The entrance hall gives access to a staircase leading to a galleried landing on the first floor.

The galleried landing has a balustrade handrail Airing Cupboard and offers access to FOUR BEDROOMS, FAMILY BATHROOM.

Principle Double Bedroom (front)

13'0" x 10'6" (3.96m x 3.20m)

Having door to walk-in wardrobe, central heating wardrobe and hardwood double glazed windows to front aspect.

En Suite Shower Room (side)

Having white suite comprising shower unit, wash hand basin and WC. Wall mounted heated towel rail/radiator.

Bedroom 2 (rear)

13'0" x 9'8" (3.96m x 2.95m)

Being a double bedroom having built-in wardrobes to one wall, central heating radiator and a hard wood double glazed window to rear aspect.

Bedroom 3 (rear)

11'9" x 10'2" (3.58m x 3.10m)

Being a double bedroom having built-in wardrobes to one wall, central heating radiator and hardwood double glazed window to rear aspect.

Bedroom 4 (front)

15'6" x 8'0" (4.73m x 2.45m)

Being a double bedroom having central heating radiator and hardwood double glazed window overlooking the front aspect.

Tel: 01564 770707

Family Bathroom (rear)

Having white suite comprising panelled bath, wash hand basin and WC. Also, hardwood double glazed obscure glass window to rear aspect and central heating radiator/towel rail.

OUTSIDE

Garage

13'8" x 8'2" (4.17m x 2.50m)

Rear Garden

Being mainly laid to lawn. There is a side gated access to the front of the property, garage and driveway.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band G.

SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

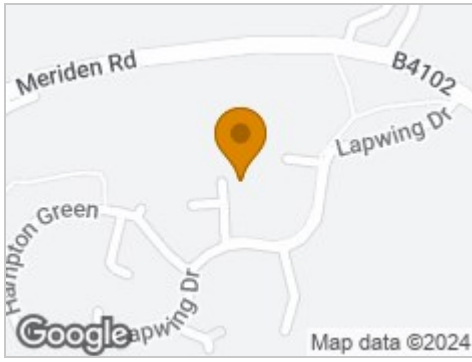
Only those items mentioned in these sales particulars will be included in the sale of the property.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



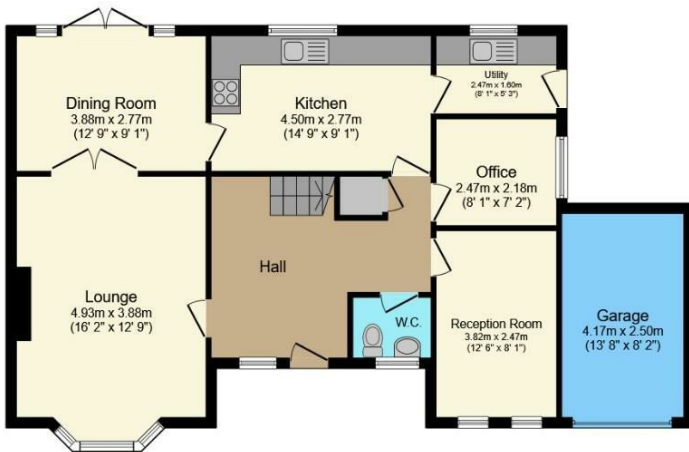
Hybrid Map



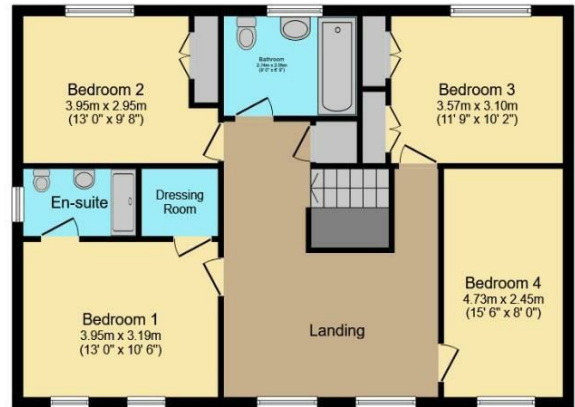
Terrain Map



Floor Plan



Ground Floor



First Floor

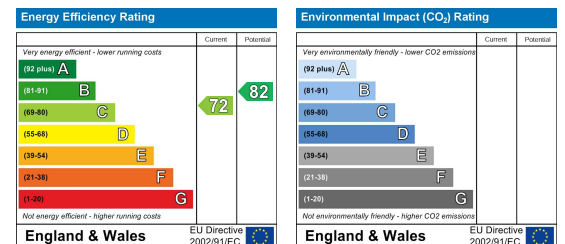
Total floor area 178.2 m² (1,919 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.