

HUNTERS[®]

HERE TO GET *you* THERE



Meadow Drive

Hampton-In-Arden, Solihull, B92 0BD

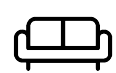
Offers In The Region Of £375,000



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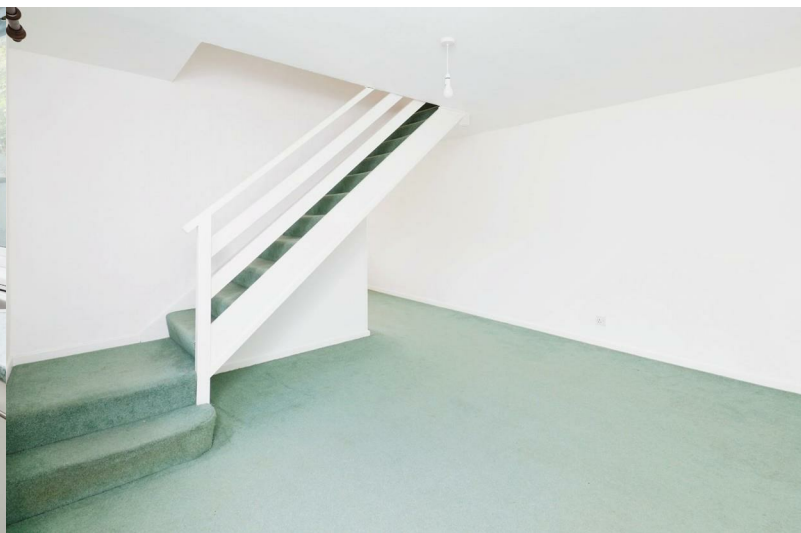


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C

Council Tax: E



6 Meadow Drive

Hampton-In-Arden, Solihull, B92 0BD

Offers In The Region Of £375,000



LOCATION

Hampton-in-Arden 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 and gym.

In addition, the property has easy access to the railway station which links Birmingham New Street and International with London Euston. Also, 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.

DESCRIPTION

FREEHOLD SEMI DETACHED HOUSE WITH SOME SCOPE FOR MODERNISATION. The property is located on a corner position in quiet cul-de-sac, approached over a paved pathway. mainly laid to lawn with a further pathway offering access to a separate garage.

ON THE GROUND FLOOR

ENCLOSED PORCH

Front door leads into Enclosed Porch having window to side.

CLOAKROOM / WC

Leading off the Enclosed Porch, having window to side, wash hand basin, WC and housing the Worcester gas-fired central heating boiler.

LOUNGE/DINING ROOM

24'6" x 14'3" (7.49m x 4.35m)

Open plan layout for Lounge and Dining Areas :

DINING AREA (front)

Dining Area having window to front and stairs leading up to the first floor.

LOUNGE AREA (side)

Having window to side and tiled fireplace with tiled hearth.

KITCHEN (SIDE)

14'3" x 11'0" (4.35m x 3.36m)

Having two windows overlooking the garden, range of wall and base units incorporating stainless steel sink with mixer tap, built-in Belling double oven, gas four-ring hob, built-in fridge/freezer and Lamona dishwasher. Archway leads to:

REAR PORCH/LOBBY/UTILITY AREA

Having storage cupboard with shelving off. Space and plumbing for washing machine.

Back door leads to the garden.

ON THE FIRST FLOOR

Stairs from the Dining Area lead up to the first floor landing, having loft access - off which lead:

TWO DOUBLE BEDROOMS, ONE SINGLE BEDROOM AND FAMILY BATHROOM

BEDROOM 1 (side)

14'3" x 11'3" (4.35m x 3.45m)

Having window overlooking side garden and single built-in wardrobe.

BEDROOM 2 (front)

10'11" x 10'5" (3.35m x 3.18m)

Having window overlooking front garden and single built-in wardrobe.

BEDROOM 3 (front)

10'10" x 7'8" (3.31m x 2.35m)

Having window overlooking front garden.

FAMILY BATHROOM

7'8" x 6'4" (2.36m x 1.94m)

Having panelled bath with electric shower fitment over and side screen, wash hand basin with cupboard under, and low level WC.

AIRING CUPBOARD

Located in the Bathroom - with ample shelving.

Tel: 01564 770707

OUTSIDE

GARDEN

Having a south-westerly facing aspect, the easily managed garden has crazy paved terrace and raised flower beds. Also, gated access to front garden and front of garage. Also steps from the garden lead to the rear access door of the garage.

SINGLE GARAGE EN BLOC

19'8" x 9'1" (6.00m x 2.78m)

Having up-and-over door, electric light and power and tarmacadam driveway giving additional parking.

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 E.

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



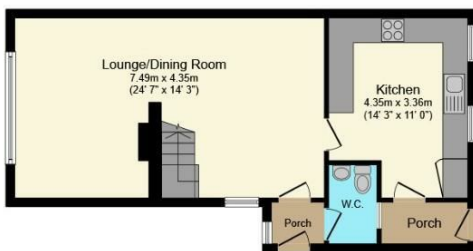
Hybrid Map



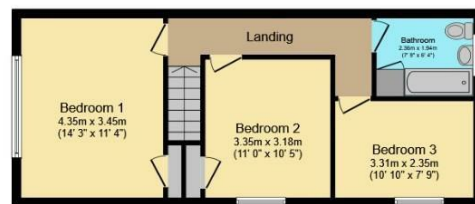
Terrain Map



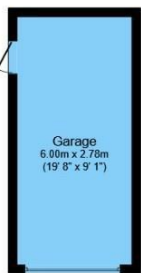
Floor Plan



Ground Floor



First Floor



Garage

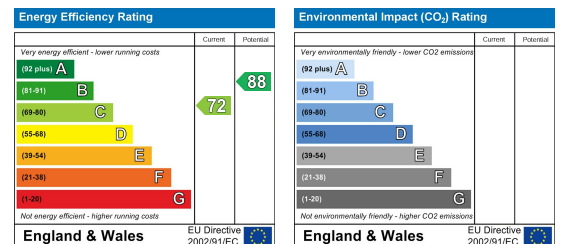
Total floor area 117.2 sq.m. (1,262 sq.ft.) approx

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.