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Meadow Drive

Hampton-In-Arden, Solihull, B92 0BD

Guide Price £400,000



Council Tax: C



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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/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

Approached over a paved pathway with gravel area to each side.

ON THE GROUND FLOOR

HALLWAY

Glazed front door with side window leads into the Hallway having central heating radiator and stairs leading to the first floor

LIVING ROOM (front)

21'8" x 9'10" (6.60m x 3.00m)

Having two central heating radiators, window to front and useful Storage Cupboard off the lounge under the stairs with shelving. Door and side window lead through to the

CONSERVATORY (rear)

8'6" x 7'10" (2.60m x 2.40m)

Having central heating radiator, French door and side window to rear garden, two further side windows and door leading to Utility.

FITTED KITCHEN (rear)

8'10" x 7'2" (2.70m x 2.20m)

Having range of wall and base units including a bank of drawers, stainless steel double sink unit with cupboards below. Also, Flavel electric oven, gas hob with extractor hood above, and space for washing machine. Door leads to

UTILITY (rear)

7'2" x 6'6" (2.20m x 2.00m)

Having stainless steel sink unit with storage below, wall cupboards and door to Conservatory. Also leading off the Utility is the

SEPARATE WC

Having low level WC

ON THE FIRST FLOOR

Stairs from the Hallway lead up to the Landing, off which are THREE BEDROOMS, BATHROOM AND AIRING CUPBOARD.

Loft space has light but is not boarded.

BEDROOM ONE (front)

10'5" x 9'10" (3.20m x 3.00m)

Having built-in wardrobe with hanging rail and shelving, central heating radiator and window to front aspect.

BEDROOM TWO (rear)

8'10" x 8'10" (2.70m x 2.70m)

Having built-in wardrobe with hanging rail, central heating radiator and window to rear aspect.

BEDROOM THREE (front)

9'10" x 5'10" (3.00m x 1.80m)

This bedroom is over the stairs and has a hanging rail in alcove, central heating radiator and window to front aspect.

BATHROOM (rear)

6'6" 5'10" (2.00m 1.80m)

Having panelled bath with fitted shower screen (water supply available but no shower currently fitted), pedestal wash basin, WC and central heating radiator.

AIRING CUPBOARD

Housing the "Viessmann" gas fired central heating boiler and having useful storage shelving.

Tel: 01564 770707

OUTSIDE

REAR GARDEN

Having a south westerly aspect the garden is paved with inset shrubs, fencing to three sides and includes Garden Shed.

SINGLE GARAGE & PARKING

The garage is located en-bloc nearby to the rear/side of the property - No 22. Additional communal parking in front of the garage, to the side of the property.

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 C.

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

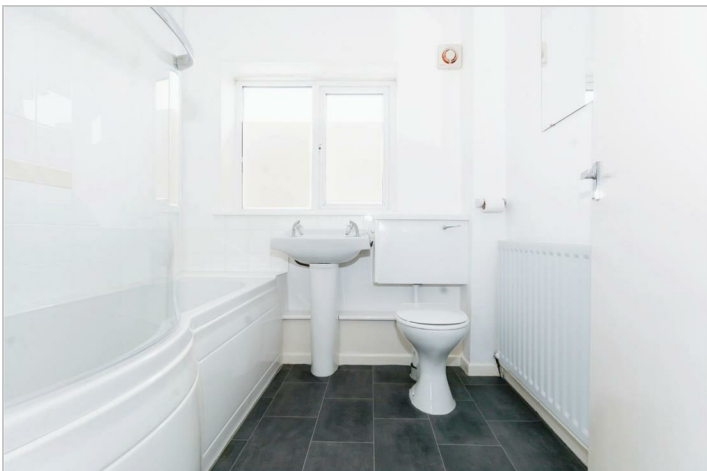
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

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



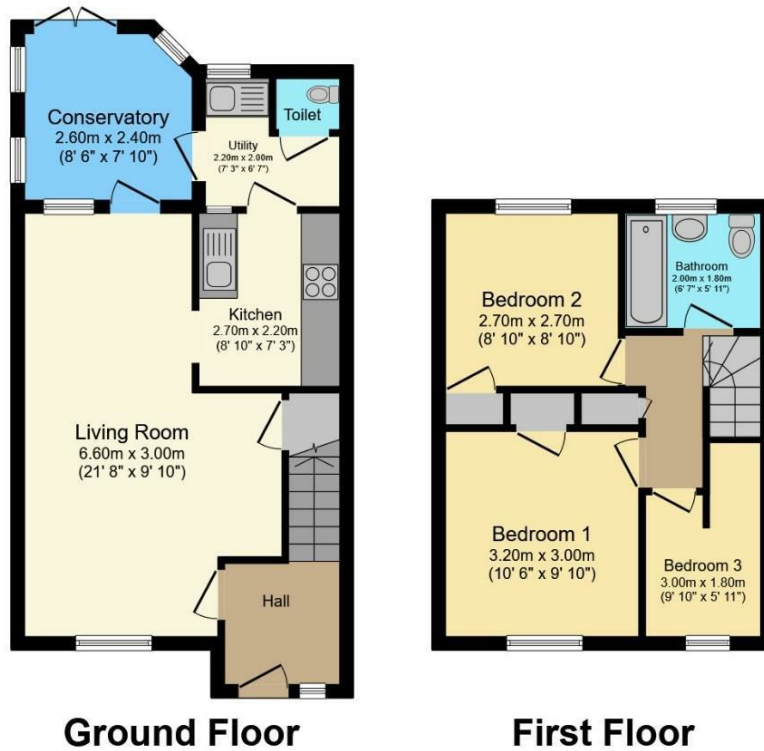
Hybrid Map



Terrain Map



Floor Plan



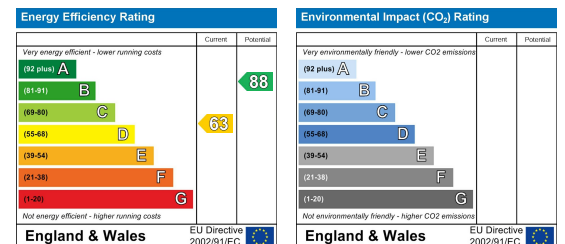
Total floor area 78.2 m² (842 sq.ft.) approx

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.