

# HUNTERS<sup>®</sup>

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## The Grove

Hampton-In-Arden, Solihull, B92 0HD

Guide Price £500,000



Council Tax: F





# 4 The Grove

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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 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. The property is located in a quiet cul-de-sac in Hampton.

## Approach

The property is approached over a front garden and driveway. A lawn with pathway leads to the front door

## ON THE GROUND FLOOR

### Entrance Hallway

The hallway gives access to the stair rise to the first floor, there is a timber single glazed window to the front aspect, gas central heating radiator and doors off to the Dining room and the Lounge.

### Lounge (dual aspect)

24'9" x 14'10" (7.56m x 4.53m)

The lounge is dual aspect with UPVC double glazed windows to the front and UPVC double glazed French doors to the rear aspect overlooking the garden. There are uplighters to the walls and coving to the ceiling. A feature stone fireplace with hearth and freestanding electric wood log burner effect fire. Also, Two gas central heating radiators and a door opening onto the Kitchen.

### Dining Room (front)

12'9" x 11'10" (3.91m x 3.61m)

Doors from both the Hallway and the Kitchen offer access to the dining room. Having a ceiling light point and coving to the ceiling, a UPVC double glazed window to the front aspect and a gas central heating radiator. There is a feature fireplace and hearth with an inset electric fire. Also, useful under stairs storage which is currently being used as a pantry with a light point.

### Kitchen

10'11" x 9'5" (3.35m x 2.88m)

Having a range of wall and base cupboards with work surface over incorporating sink with drainer. Also, ceiling light point, coving to ceiling, wall mounted radiator, and door to the utility.

## Utility (rear)

11'10" x 10'11" (3.62m x 3.35m)

The utility has a Perspex roof and has a work surface with sink and drainer, space below for appliances. Also, single glazed windows to side and rear aspects and back door to the rear garden.

## Downstairs WC

Leading off the Utility - having WC, wall light point, and single glazed window to rear aspect.

## ON THE FIRST FLOOR

### Landing

The landing has a ceiling light point and offers access to

## FOUR BEDROOMS & BATHROOM

### Bedroom One (front)

12'11" x 12'0" (3.94m x 3.67m)

Ceiling light point and coving to the ceiling, a UPVC double glazed window to front aspect, there is a range of built in wardrobes, shelving above and to either side of the bed space. Also, Airing Cupboard off, housing the wall mounted Vaillant gas central heating combination boiler.

### Bedroom Two (front)

12'10" x 10'11" (3.93m x 3.33m)

Ceiling light point, coving to ceiling, radiator and a UPVC double glazed window to the front aspect. There is a range of built in wardrobes with hanging space and overhead storage cupboards.

### Bedroom Three (rear)

11'0" x 9'5" (3.36m x 2.88)

Ceiling light point, coving to ceiling, radiator and UPVC double glazed window to the rear aspect. There are fitted wardrobes and an inset wash hand basin over a built in storage unit.

### Bedroom Four (rear)

11'1" x 7'0" (3.38m x 2.15m)

Ceiling light point, coving to ceiling, radiator and a UPVC double glazed window overlooking the rear aspect to the garden.

## Bathroom (rear)

7'9" x 7'4" (2.37m x 2.24m)

Having spot lights to ceiling and UPVC double glazed window to the rear aspect. There is a three piece bathroom suite incorporating a bath with shower over with flexible hose and hand held shower head to

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taps, a close coupled WC and wash hand basin over a storage unit. The bathroom is fully tiled to walls.

## OUTSIDE

### Large Rear Garden

The rear garden is extensive and has a greenhouse.

### Single Garage

## 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 F.

### 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

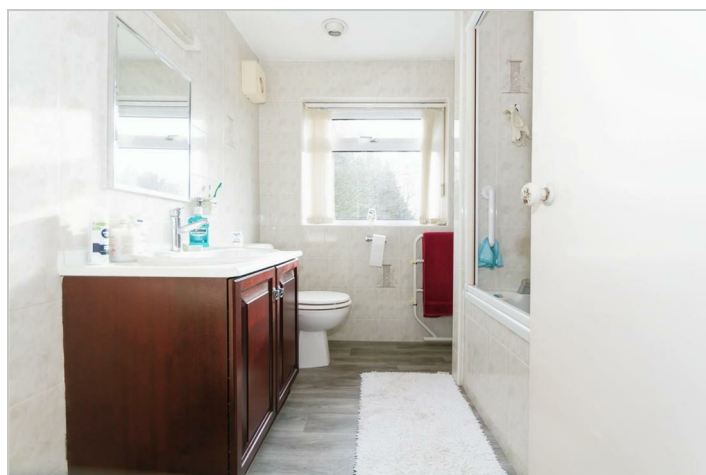
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

## 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.



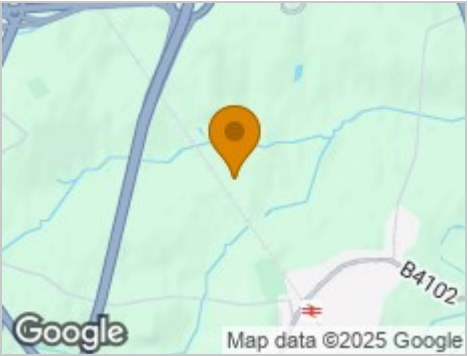
Road Map



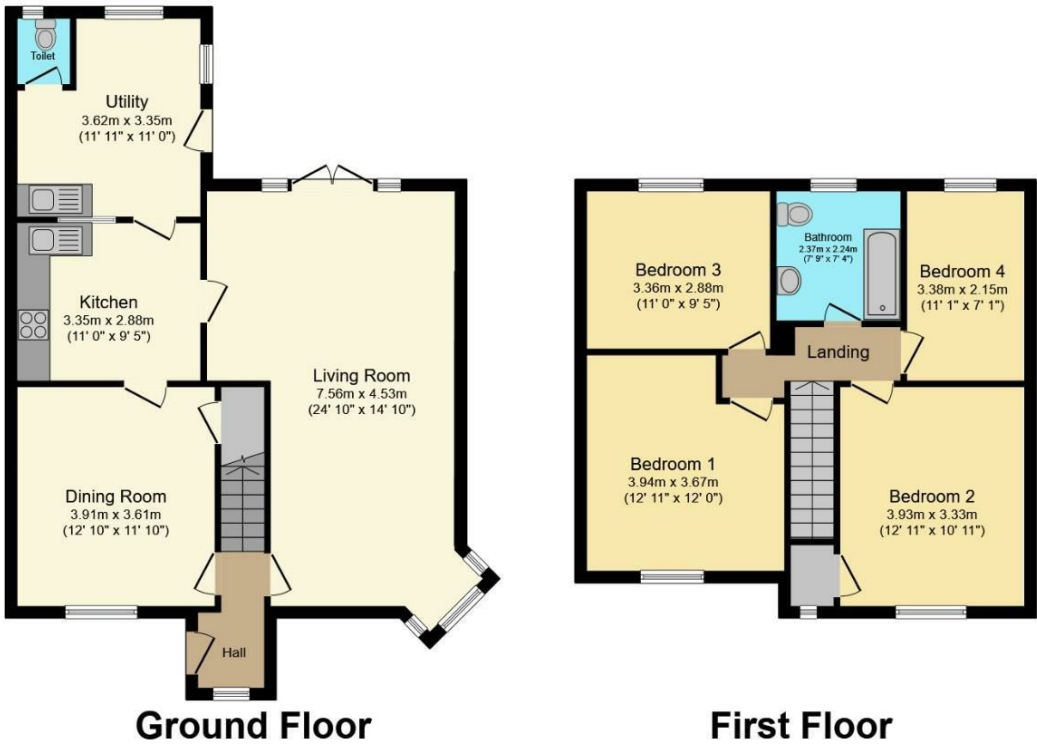
Hybrid Map



Terrain Map



Floor Plan



Total floor area 131.1 m<sup>2</sup> (1,411 sq.ft.) approx

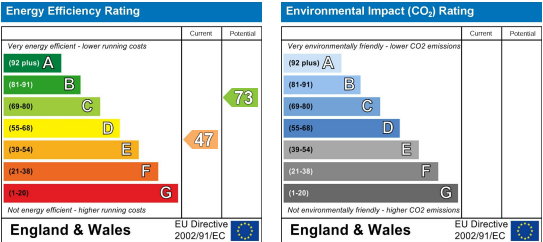
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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.