

# HUNTERS®

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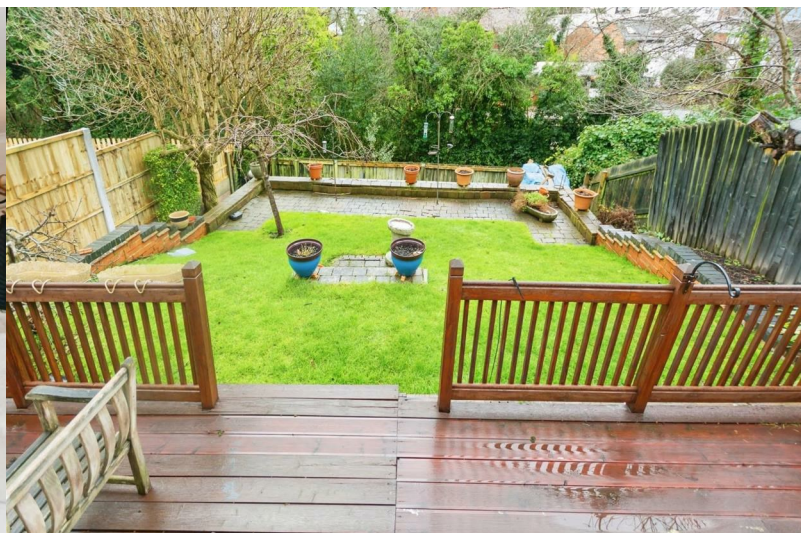
## Elm Tree Rise

Hampton-In-Arden, Solihull, B92 0AG

Guide Price £575,000



Council Tax: E



# 21 Elm Tree Rise

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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 gravel driveway with step up to part-glazed timber front door.

## ON THE GROUND FLOOR

### HALLWAY

Having ceiling light point, central heating radiator, door to downstairs shower room, double French doors to Lounge, and double glazed window to front aspect.

### DOWNSTAIRS SHOWER ROOM

Being part-tiled and having three piece suite incorporating corner shower cubicle, wash hand basin with storage cupboard below and WC. Also, central heating radiator and useful storage area housing the electric meter. (The shower is a gravity fed, mains pumped shower from the hot water tank in the airing cupboard).

### LOUNGE / DINING ROOM (rear)

29'0" x 19'10" (overall) (8.85m x 6.07m (overall))

LOUNGE AREA - Being an open-plan room, having chimney breast with inset feature electric fire, four wall uplighters, two central heating radiators, and UPVC double glazed French doors with glazed side panels overlooking the rear garden.

DINING AREA - Having central heating radiator, two ceiling light points, two uplighters, and archway to

### FITTED KITCHEN (front)

11'3" x 11'1" (3.43m x 3.39m)

Having range of wall and base units with drawers - in light oak style finish - with roll edge work surfaces and tiled floor. Also, electric Diplomat oven and grill 5-ring gas hob with cooker hood over, wine rack, Beko washing machine, Indesit dishwasher, Beko fridge/freezer plus additional freezer under work surface. There is a floor heater fitted into the skirting and a vacuuming point. Also, double glazed window to the front aspect and access door to Garage.

## ON THE FIRST FLOOR

Stairs from the hallway lead up to the first floor landing having ceiling light point, UPVC window to front aspect and Airing Cupboard off with shelving and hot water tank. There is also a hatch to loft which is boarded and has two strip lights. Leading off the Landing are:

### THREE BEDROOMS & FAMILY BATHROOM

#### BEDROOM 1 (rear)

15'1" x 10'5" (4.61m x 3.20m)

Having central heating radiator, double glazed bow window to rear aspect and ceiling light point.

#### BEDROOM 2 (rear)

13'8" x 10'5" (4.18m x 3.20m)

Having central heating radiator, UPVC bow window to rear aspect, inset spotlights to ceiling.

#### BEDROOM 3 / STUDY (front)

10'0" x 7'1" (3.06m x 2.17m)

Currently being used as a Study - having central heating radiator, ceiling light point and double glazed UPVC window to front aspect.

### FAMILY BATHROOM

9'3" x 7'0" (2.84m x 2.14m)

Having jacuzzi bath, Quadrant shower cubicle, wash hand basin with storage below and close coupled WC. Also, inset lights to ceiling, UPVC window to front aspect, heated towel rail. Part tiling to the walls and laminate flooring. (The shower is a gravity fed, mains pumped shower from the hot water tank in the airing cupboard).

## OUTSIDE

### SOUTH FACING REAR GARDEN

French doors open onto decking with balustrade handrailing. From the deck is an area mainly laid to lawn where there is a Weeping Willow tree planted. There is also an Elder tree in the garden. Outside tap with outside drain. Side steps lead to the bottom tier of the garden which would be suitable for garden shed/greenhouse.

### GARAGE

15'3" x 13'5" (4.66m x 4.10m)

Accessed via a step down from the kitchen - having electric roller shutter doors to front, central heating radiator and ceiling light point. Also housing the Worcester gas-fired central heating boiler and Starkey Vacuum system. There is a water tap both inside the garage and on the outside wall for car washing etc. In addition, access to the Loft.

Tel: 01564 770707

## 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.

### SOLAR PANELS

We are informed by the current vendor that the solar panels were fitted in 2012. They brought in £3,000 last year and has a further 13 years income to come. This has not been verified with documentation.

### 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



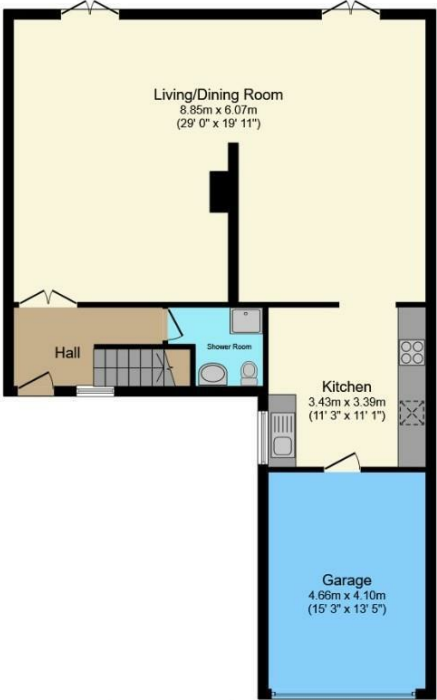
Hybrid Map



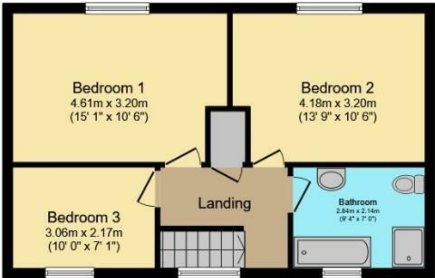
Terrain Map



Floor Plan



Ground Floor



First Floor

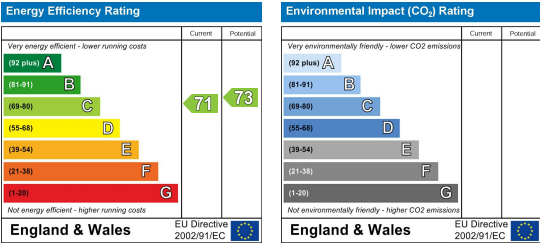
Total floor area 140.1 m<sup>2</sup> (1,507 sq.ft.) approx

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.