

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Peel Close

Hampton-In-Arden, Solihull, B92 0AL

Guide Price £425,000



Council Tax: D





# 7 Peel Close

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Guide Price £425,000



## 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, 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.

## DESCRIPTION

Approached over a paved pathway having lawn to side with inset Monkey Puzzle tree, leading to Porch with tiled step to front door.

## ON THE GROUND FLOOR

### HALLWAY

Having storage cupboard under the stairs with coat hooks, additional storage cupboard housing the fuse board, central heating radiator, window to front aspect and laminate flooring.

### STUDY (rear)

10'2" x 9'11" (3.11m x 3.03m)

Having central heating radiator and wood burner inset in chimney breast.

### LIVING/DINING ROOM/KITCHEN (rear)

27'9" x 13'9" (8.48m x 4.21m )

Open plan Living/Dining Room having French doors leading to rear garden, further window overlooking the garden, central heating radiator, skylight window to ceiling, two central heating radiators and laminate flooring.

### KITCHEN (front)

The kitchen is open plan to the Living/Dining Room - having range of matching base units with matching works

surfaces incorporating stainless steel sink unit with mixer tap. Also, tiled splashbacks and laminate flooring. In addition, Hotpoint dishwasher, fridge/freezer, Whirlpool electric oven and hob with extractor above.

### SNUG/TV ROOM (rear)

13'11" x 8'3" (4.26m x 2.53m )

Having central heating radiator and tiled flooring.

### UTILITY (side)

12'10" x 7'8" (3.93m x 2.35m)

Having range of wall and base units, tiled flooring, central heating radiator, built-in fridge, space and plumbing for washing machine and tumble dryer.

### SEPARATE WC/SHOWER ROOM

Having shower cubicle, wash hand basin with cupboard under, WC and tiled floor.

## ON THE FIRST FLOOR

Stairs from the Hallway lead up to the first floor landing, where there is access to the loft which houses the Combi Compact gas-fired central heating boiler. Leading off the landing are:

### THREE BEDROOMS AND FULLY TILED BATHROOM

#### BEDROOM1 (rear)

13'1" x 10'2" (3.99m x 3.11m)

Having central heating radiator.

#### BEDROOM 2 (rear)

10'9" x 10'2" (3.28m x 3.11m)

Having central heating radiator and useful cupboard off with hanging and shelving.

#### BEDROOM 3 (front)

11'4" x 8'4" (3.46m x 2.56m)

Having central heating radiator.

### BATHROOM (front)

6'6" x 5'4" (1.99m x 1.65m)

Being fully tiled - having panelled bath, vanity basin with cupboard below and WC.

### OUTSIDE

#### REAR GARDEN

Having paving across the rear of the property, lawned area, two pebbled areas with inset shrubs, paved pathway to side of property with side gate leading to front.

### 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 D.

#### 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

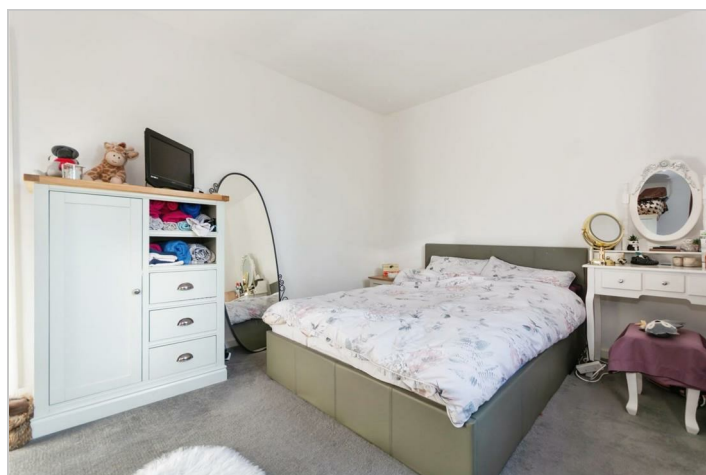
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### 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



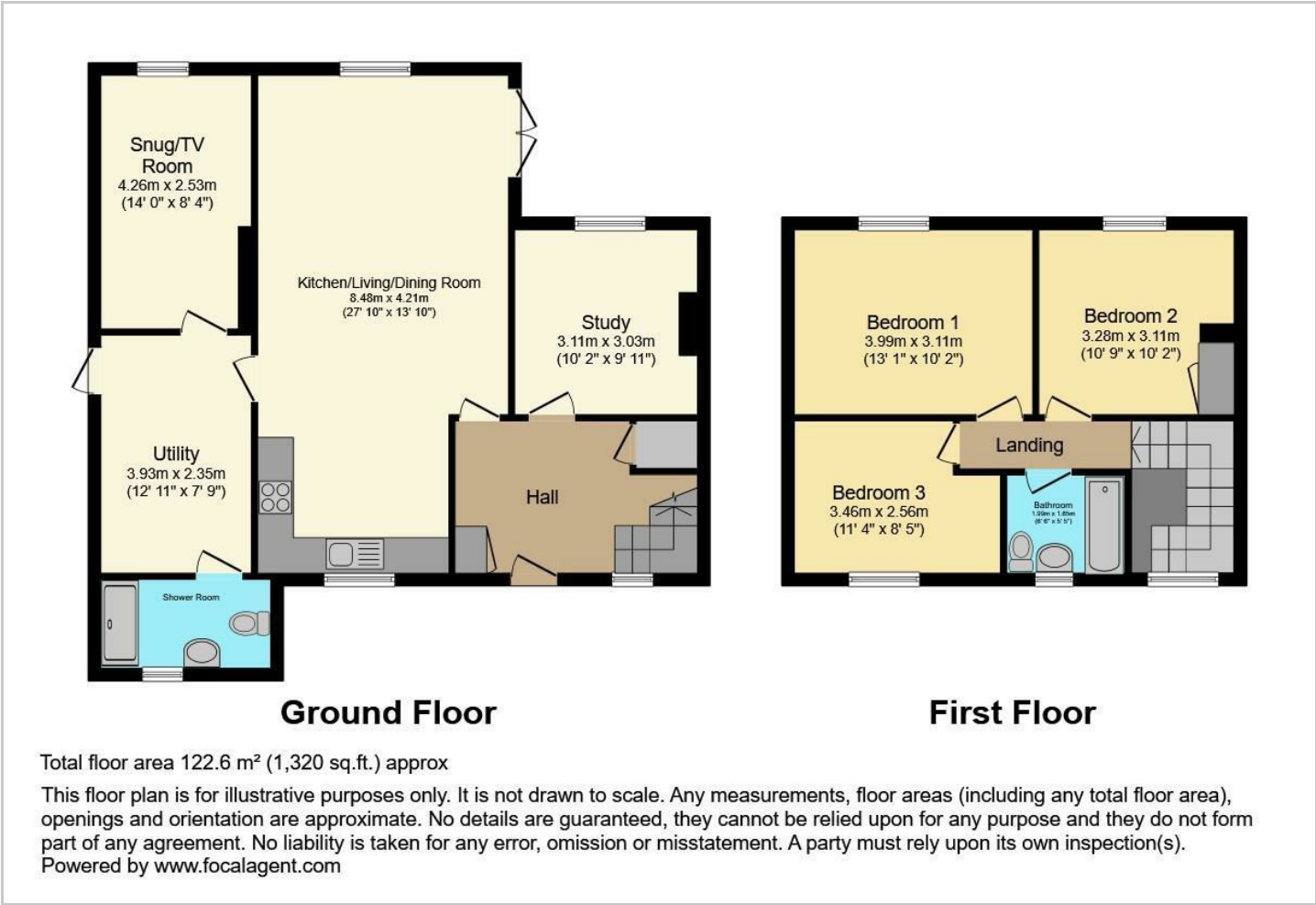
Hybrid Map



Terrain Map



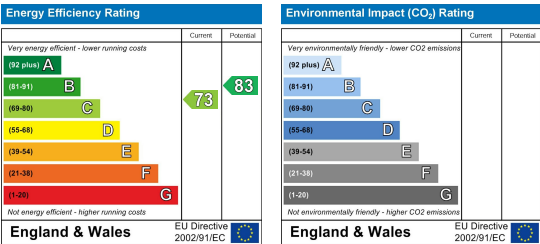
Floor Plan



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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