

HUNTERS®

HERE TO GET *you* THERE



Hampton Green

Hampton in Arden, B92 0BW

30% Shared ownership £115,000



Council Tax: D



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APPROACH

This modern two bedroom semi-detached house is approached over a pathway leading to the front door with a side garden and lawn. There is a driveway for two cars to the side of the property and also a gated access into the rear garden.

ON THE GROUND FLOOR

HALLWAY

Having ceiling light point, stair rise to first floor accommodation, under stairs cupboard housing consumer unit, wall mounted radiator and doors off to:

DOWNSTAIRS CLOAKROOM

Having wall mounted chrome heated towel rail, ceiling light point, vinyl flooring, a close coupled dual flush WC and a guest wash hand basin.

FITTED KITCHEN (front)

9'4" x 7'0" (2.85m x 2.15m)

This modern fitted kitchen has gloss wall and base cabinets incorporating a drawer unit with work surface over. There are integral appliances including a fan assisted electric oven with four ring gas hob above and an extractor fan, washer dryer, dishwasher and fridge freezer. There are halogen lights to ceiling, a UPVC double glazed window to the front aspect, vinyl flooring and a Potterton gas combination boiler housed in a wall mounted cabinet.

LIVING ROOM/ DINER (rear)

13'9" x 12'2" (4.20m x 3.72m)

Having two ceiling light points, UPVC double glazed window to the rear aspect and matching French doors opening onto the rear garden and there is a wall mounted radiator.

ON THE FIRST FLOOR

LANDING

There is an access to the loft which is boarded and has a loft ladder for easy access. ceiling light point and doors off to bedrooms and bathroom.

BEDROOM 1 (rear)

13'9" x 9'3" (4.21m x 2.84m)

Having ceiling light point, twin UPVC double glazed windows overlooking the rear garden and also a door giving access to a built-in wardrobe with two hanging rails.

BEDROOM 2 (front)

13'9" x 9'2" (4.20m x 2.81m)

Bedroom two overlooks the front aspect from two UPVC double glazed windows and has ceiling light point and wall mounted radiator.

BATHROOM

6'11" x 5'7" (2.13m x 1.71m)

The bathroom has a three piece white suite incorporating a panelled bath with wall mounted shower over, pedestal wash hand basin and a close coupled dual flush WC, there is a chrome wall mounted heated towel rail, a wall mounted mirror lighting, wall mounted shaver point and a UPVC opaque double glazed window to the side elevation. Also complimentary tiling to walls and vinyl flooring.

OUTSIDE

REAR GARDEN

From the French doors there is a paved patio which gives access to a rear gate to the front of the property. The garden is mainly laid to lawn, there is also a timber garden shed and the garden is enclosed by panel fencing.

PARKING

There is a side blocked paved driveway offering space for two vehicles in tandem .

GENERAL INFORMATION

TENURE

The Agent understands that the property is Leasehold - 30% share. There are 122 years left on the lease (lease commencement date was 21/02/2021 for 125 years). It also has a mandatory buy back clause - i.e. even if the new buyer purchases 100% of the property (by staircasing after they have purchased from Hunters), when they want to sell the property they can only sell up to 80% on the market, the remaining 20% Platform will purchase from them. The monthly combined rent and service charge is £645.00. However, Hunters 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



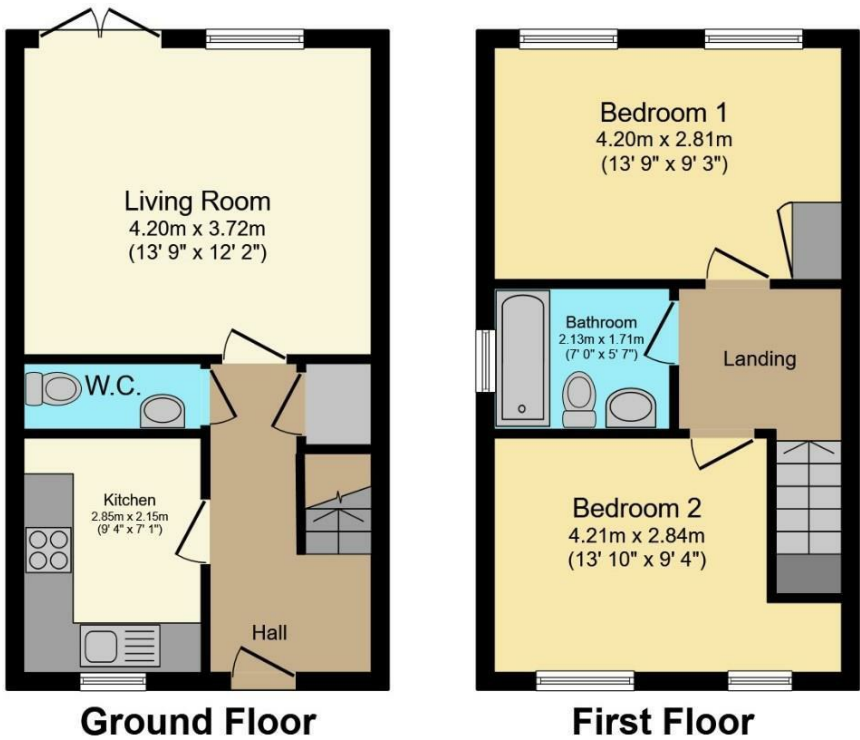
Hybrid Map



Terrain Map



Floor Plan



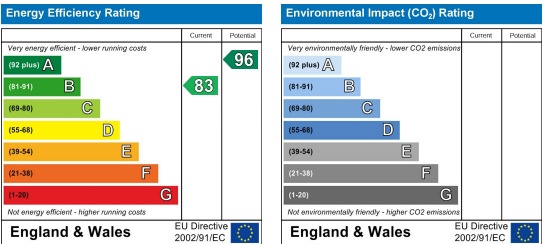
Total floor area 63.7 m² (685 sq.ft.) approx

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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