

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fentham Road

Hampton-In-Arden, Solihull, B92 0BG

Guide Price £225,000



Council Tax: C





# 4 Elm Lodge Fentham Road

Hampton-In-Arden, Solihull, B92 0BG

Guide Price £225,000



## LOCATION

Hampton-in-Arden is a charming and popular village surrounded by open green belt. This village stands just 4 miles from Solihull town centre, it has a local inn, a hotel, primary school, doctor's surgery, library, playgroup, Scout Hut, and soon to come dentist.

There are several shops including a Post Office, bakery, delicatessen, pharmacy, hairdresser, a breakfast shop (Sandwiches at No 6) and an off licence. There is an active church and large sports club, a bowls club and badminton club together with "The Hampton" gym and fitness centre.

A five minute walk from the flat there is a local bus serving Solihull and Coventry and a local train station serving Birmingham, Birmingham International, Coventry and London Euston. Birmingham International connects to the NEC, Resorts World and Birmingham International Airport. In addition, Junctions 5 and 6 on the M 42 connect to the Midland Motorway network.

Solihull will be home to the New HS2 interchange station close to the National Exhibition Centre (NEC) and Birmingham Airport. It will be a major gateway for the West Midlands connecting passengers to Birmingham, Leeds, Liverpool and Manchester.

## FULL DESCRIPTION

Paved area leads to the front door of the apartment block, having front door leading into the

## ON THE GROUND FLOOR

### COMMUNAL HALLWAY

Having glazed front door with windows to sides, Bin Store off and access to the apartments.

### HALL

Front door leads into the Hall - having useful Cloaks Cupboard with shelving and hanging space, plus additional wall shelving.

## L-SHAPED LOUNGE/DINING ROOM (rear)

19'1" x 15'0" (5.83m x 4.59m)

Having floor to ceiling window plus additional large window overlooking gardens, double central heating radiator and central heating thermostat.

## FITTED KITCHEN (front)

11'4" x 7'10" (3.47m x 2.41m)

Having range of matching wall units, larder unit and base units incorporating stainless steel sink unit with mixer tap. Also, wall mounted Worcester gas-fired central heating boiler.

## INNER HALL

Door from Lounge/Dining Room leads to the Inner Hallway having two Useful Storage Cupboards with shelving. Leading off are:

## THREE GOOD BEDROOMS AND BATHROOM

### BEDROOM 1 (rear)

12'11" x 8'11" (3.96m x 2.72m)

Having double built-in wardrobe with hanging rail and shelving, central heating radiator and large window overlooking the gardens.

### BEDROOM 2 (front)

11'10" x 8'10" (3.61m x 2.71)

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

### BEDROOM 3 (rear)

9'6" x 5'11" (2.90m x 1.81m)

This room could easily be used as a Study - having central heating radiator and large window overlooking the gardens.

## BATHROOM (front)

8'4" x 5'10" (2.56m x 1.80)

Having panelled bath with Triton electric fitted above, pedestal wash hand basin and WC. Also, part tiled walls, central heating radiator and shaver socket.

## OUTSIDE

### SINGLE GARAGE

There is a single garage en-bloc nearby which has an up-and over door, plus there is resident parking.

Tel: 01564 770707

## GENERAL INFORMATION

### TENURE

The Agent understands that the property is Leasehold. We understand that there are 132 years left on the lease and there is no Ground Rent. 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.

### SERVICE CHARGE

There is a Service Charge of approx £1,300.00 per annum. Hunters have not checked the legal documentation to verify the status of the property or the information provided by the vendor, as above, and would advise any potential buyer to obtain verification from their solicitor.

### 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. However, there is a freestanding Beko gas cooker and a freestanding fridge/freezer in the kitchen that may be available to purchase by separate negotiation if required.

## 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



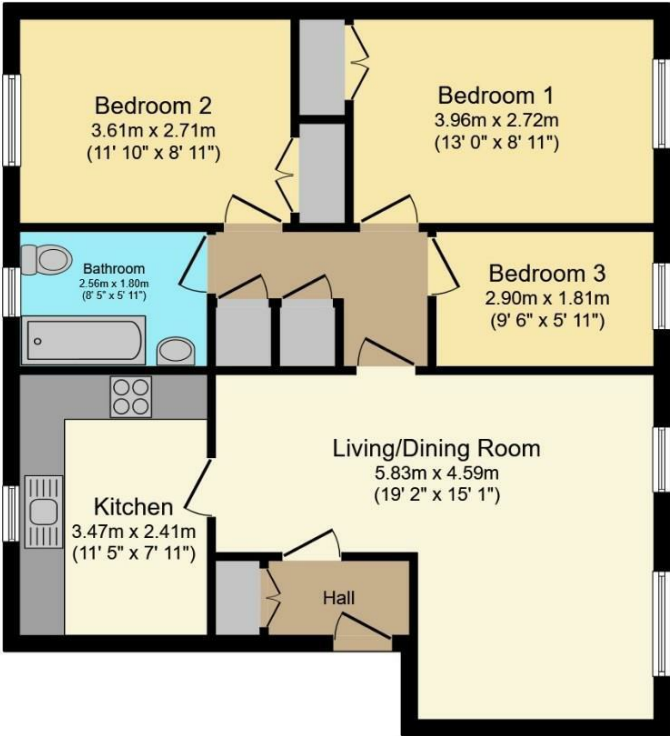
Hybrid Map



Terrain Map



Floor Plan



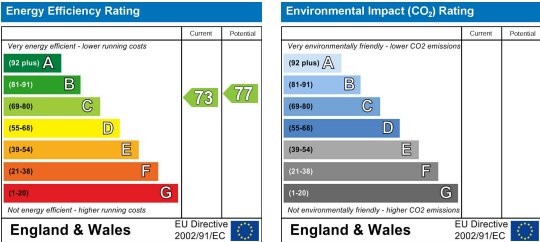
Total floor area 72.6 m<sup>2</sup> (781 sq.ft.) approx

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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