

# HUNTERS®

HERE TO GET *you* THERE

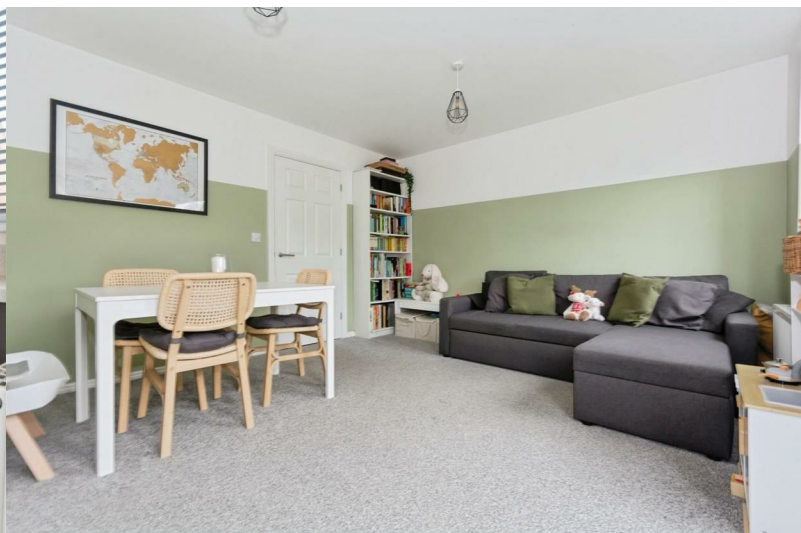


## Hampton Green

Hampton in Arden, B92 0BW

Guide Price £250,000  
(75% Shared Ownership)

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Council Tax: D



# 33 Hampton Green

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## LOCATION

Hampton 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.

## ON THE GROUND FLOOR

Paved pathway leads to the front door, which opens into

## HALLWAY

Having ceiling light point, smoke alarm, central heating radiator and door to under stairs storage cupboard.

## DOWNSTAIRS CLOAKROOM

Having guest wash hand basin with cupboard below, WC, part tiling to walls, wall mounted heated towel rail and ceiling light point.

## KITCHEN (front)

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

Having a range of black gloss units including base, wall and drawer units all with complimentary work surface over, incorporating stainless steel sink unit. Also, integrated fridge/freezer, dishwasher, electric fan oven and hob with extractor over. In addition, central heating radiator, UPVC double glazed window and ceiling light point.

## LOUNGE/DINER (rear)

13'6" x 12'3" (4.14m x 3.74m))

Having UPVC double glazed French door and window

to rear garden, central heating radiator and two ceiling light points.

## ON THE FIRST FLOOR

Stairs lead up from the hall to the first floor landing, having ceiling light point, smoke alarm and ladder access to the Loft which has electric light and is part boarded. Leading off are:

## BEDROOM 1 (front)

11'10" x 9'4" (3.61m x 2.85m)

Having UPVC double glazed window, central heating radiator, ceiling light point and built-in double wardrobe with hanging space and shelving.

## BEDROOM 2 (rear)

13'8" x 9'4" (4.18m x 2.87m)

Having UPVC double glazed window, ceiling light point, central heating radiator and door to Storage Cupboard off with fitted hanging rail.

## BATHROOM (side)

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

Having panelled bath with wall mounted shower over and side shower screen, pedestal wash basin, low level WC and heated towel rail.

## OUTSIDE

## REAR GARDEN

Having wooden decking leading to lawn, panel fencing to sides and Timber Garden Shed. There is gated side access to the front of the property and the paved driveway parking to the right hand side of the property.

## GENERAL INFORMATION

## TENURE / SHARED OWNERSHIP

The Agent understands that the property is Leasehold. There are 121 years remaining on the



lease. The Rent from 1st April 2025 is £226.13 pcm. The Service Charge from 1st April 2025 is £32.06 pcm. Total Monthly Charges (Rent and Service Charge) from 1st April 2025 is £258.19.

This is a Protected Area Lease with a Mandatory Buy Back Clause. The Maximum Sell is 80%. Prospective buyers can staircase to 100% (when they are the legal owners). The property will always remain Leasehold. When selling after owning 81% of the property, can only be sold back to Platform Housing Limited.

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

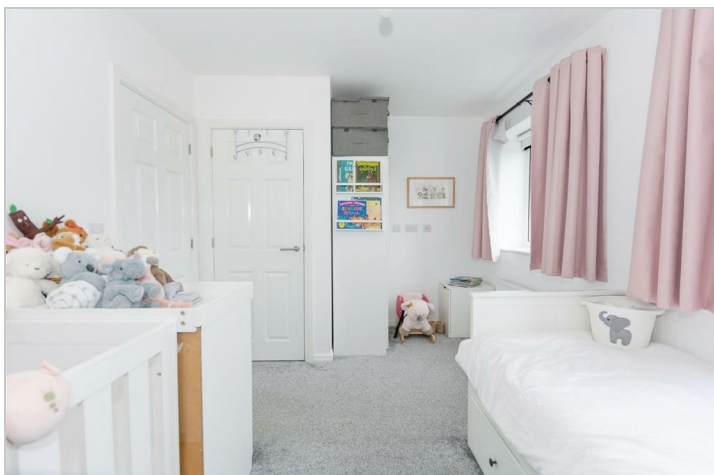
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### 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



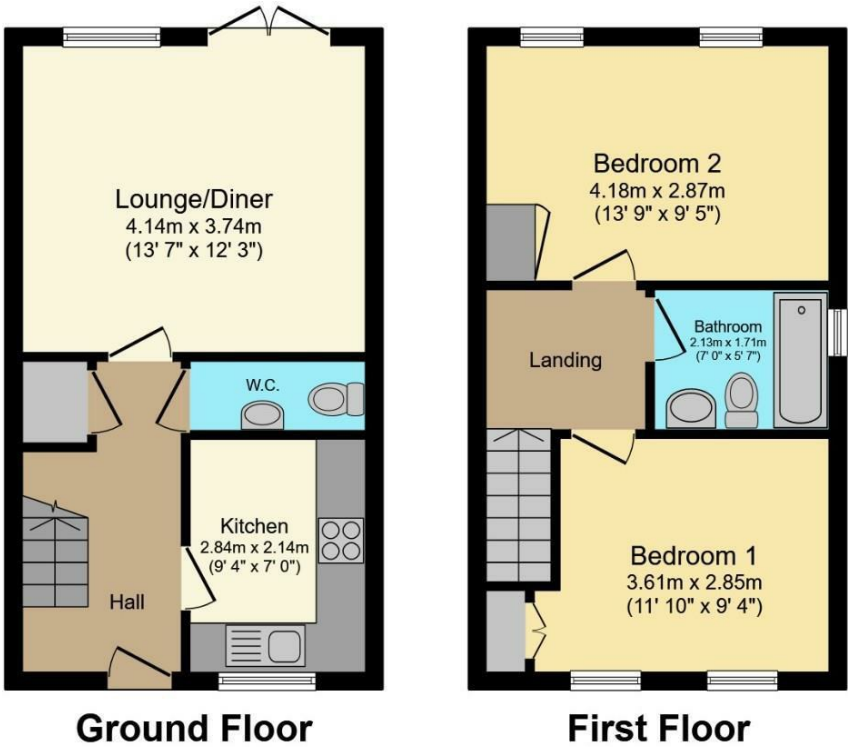
Hybrid Map



Terrain Map



Floor Plan



Total floor area 63.8 sq.m. (687 sq.ft.) approx

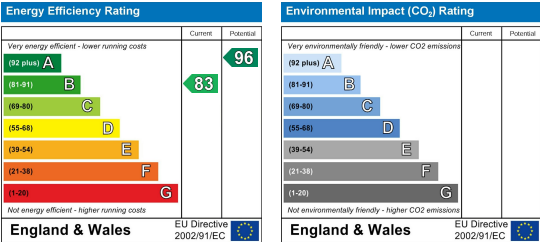
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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