

# HUNTERS®

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## Fentham Close

Hampton-In-Arden, Solihull, B92 0BE

Offers Over £450,000



Council Tax: F





# 10 Fentham Close

Hampton-In-Arden, Solihull, B92 0BE

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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.

## APPROACH

The property is approached over a tarmac driveway with lawned area, borders having mature trees and planting, plus access to Double Garage.

## ON THE GROUND FLOOR

### HALLWAY

Having wall light point, UPVC double glazed six-pane opaque window to side and door to downstairs WC.

### DOWNSTAIRS WC

Having pedestal wash hand basin and close coupled WC. Also, wall mounted gas central heating radiator, ceiling light point, cupboard housing water meter, Ferroli wall mounted gas-fired central heating boiler.

### LIVING/DINING ROOM

24'8" x 14'2" overall (7.53m x 4.32m overall)

### DINING AREA (rear)

Having central heating radiator, ceiling light point, three wall light points, stair rise to first floor accommodation, and UPVC door and side window to:

### LIVING AREA (front)

Having UPVC double glazed window overlooking the front garden, central heating radiator, feature fire surround, mantle and hearth with inset electric fire, ceiling light point and coving to ceiling.

### CONSERVATORY (rear)

12'1" x 9'6" (3.70m x 2.90m)

Having Perspex roof, UPVC glazing to all sides, UPVC French doors to rear garden, and ceiling light with fan.

## KITCHEN (rear)

10'10" x 10'5" (3.31m x 3.20m)

Having range of wall and base units with roll edge work surfaces, space for appliances, Hotpoint double oven and 4-ring gas hob with extractor fan over, ceiling light point, central heating radiator, storage cupboard and further door to:

## REAR LOBBY

Giving access to side of property via a part-glazed timber back door, and further door off to:

## UTILITY (side)

9'3" x 4'6" (2.84m x 1.38m)

Having ceiling light point, UPVC window to side aspect, space for appliances, wall mounted gas meter and electric meters, and door off to Garage.

## ON THE FIRST FLOOR

Stairs from the Dining Room lead up to the Landing, having two ceiling light points, central heating radiator and Loft access. Leading off are:

## THREE BEDROOMS & MAIN BATHROOM

### BEDROOM 1 (front)

13'10" x 11'3" (4.23m x 3.45m)

Having range of fitted wardrobes with hanging rail and drawer space, central heating radiator, UPVC double glazed window to front aspect with secondary glazing, and ceiling light point.

### BEDROOM 2 (rear)

11'0" x 10'0" (3.37m x 3.06m)

Having cupboard with shelving, central heating radiator and ceiling light point.

### BEDROOM 3 (rear)

10'11" x 7'4" (3.33m x 2.25m)

Having wardrobe and overhead cupboard with alcove for bed, central heating radiator, UPVC double glazed window overlooking rear aspect with secondary glazing, and ceiling light point.

## BATHROOM (side/rear)

8'0" x 6'7" (2.46m x 2.01m)

Having complimentary tiling to walls, panelled bath, pedestal wash hand basin and close coupled WC. There is an electric shower over the bath with a glazed shower screen. Also, UPVC opaque glazed window to side aspect, further UPVC double glazed window to rear aspect with secondary glazing, double central heating radiator, ceiling light point, and door to Airing Cupboard with shelving.

Tel: 01564 770707

## OUTSIDE

### REAR GARDEN

Having crazy paved patio and greenhouse, steps up to Conservatory French doors and pathway to side of the property with a gated access to side, and outside water tap.

### DOUBLE GARAGE

Having remove up-and-over door to front, ceiling light point and access door to Utility.

### 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 F.

#### 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

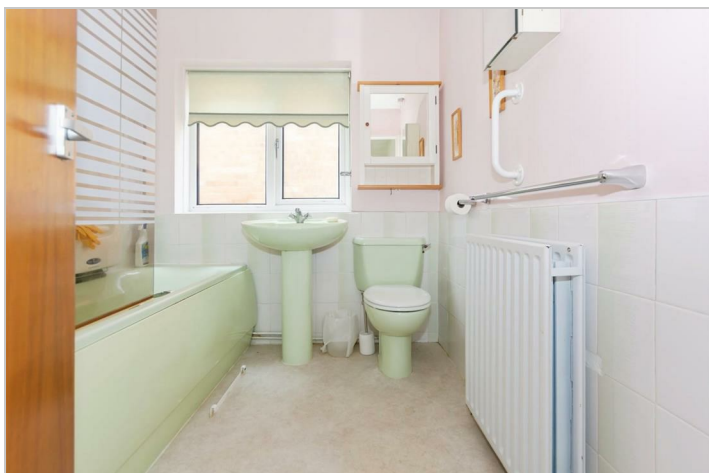
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

## 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



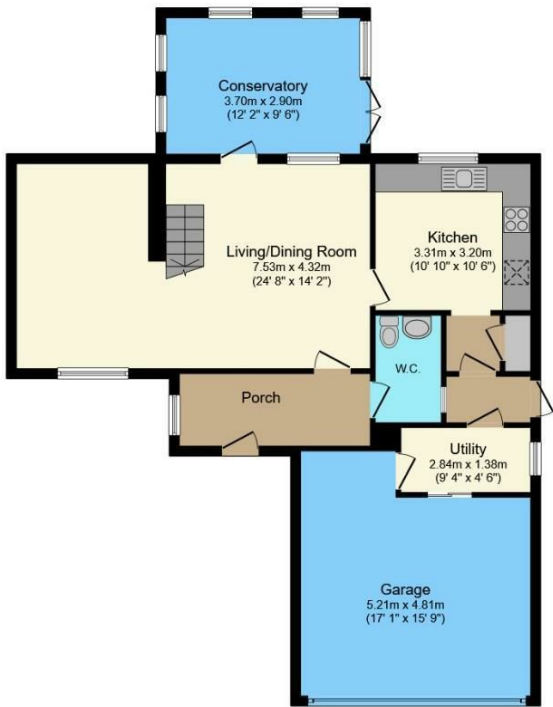
Hybrid Map



Terrain Map



Floor Plan



Ground Floor



First Floor

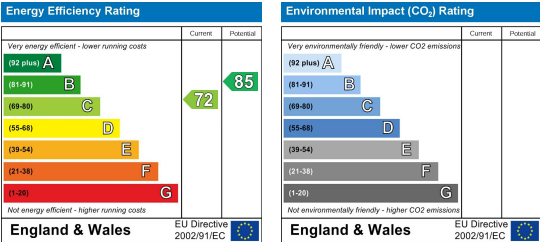
Total floor area 146.6 sq.m. (1,578 sq.ft.) approx

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.