



Woodlawn Hampton Lane
Solihull





Property Description

Situated on the prestigious Hampton Lane being within walking distance to Solihull Town Centre benefiting from all its shops and amenities, including Touchwood Shopping Centre.

Nearby transport links with bus stop on Hampton Lane and very easy motorway access.

Comprising of gated entrance; communal entrance; entrance hallway; guest WC; large lounge diner; south facing balcony; separate integrated and fitted kitchen; re-fitted bathroom; two double bedrooms; scenic communal grounds; garage and further parking. Underfloor heating in lounge, kitchen and bedrooms.

This is a must view to fully appreciate size and condition.

Approach

Gated development with parking to front, scenic communal grounds and garage with electric door located to rear. Communal security operated door with remote fob.

Entrance Hallway

Door to front aspect, intercom system (with remote security control pad) and internal single glazed window giving natural light from lounge.

Guest Cloakroom

Double glazed window to side aspect, vanity unit and W.C.

Lounge Diner

20' 9" max x 19' 9" max (6.32m max x 6.02m max)
Double glazed window to side aspect, double glazed patio doors leading balcony, storage cupboards and wall mounted electric heater. Underfloor heating.

Bedroom One

14' 9" x 10' 2" (4.50m x 3.10m)

Double glazed window to side aspect, fitted wardrobes and wall mounter electric heater. Underfloor heating.

Bedroom Two

12' 4" max x 10' 2" (3.76m max x 3.10m)

Double glazed window to side aspect, fitted wardrobes and wall mounted heater. Underfloor heating

Bathroom

Double glazed window to rear aspect, bathroom with shower over, WC and vanity unit. Fully tiled and hot towel rail.

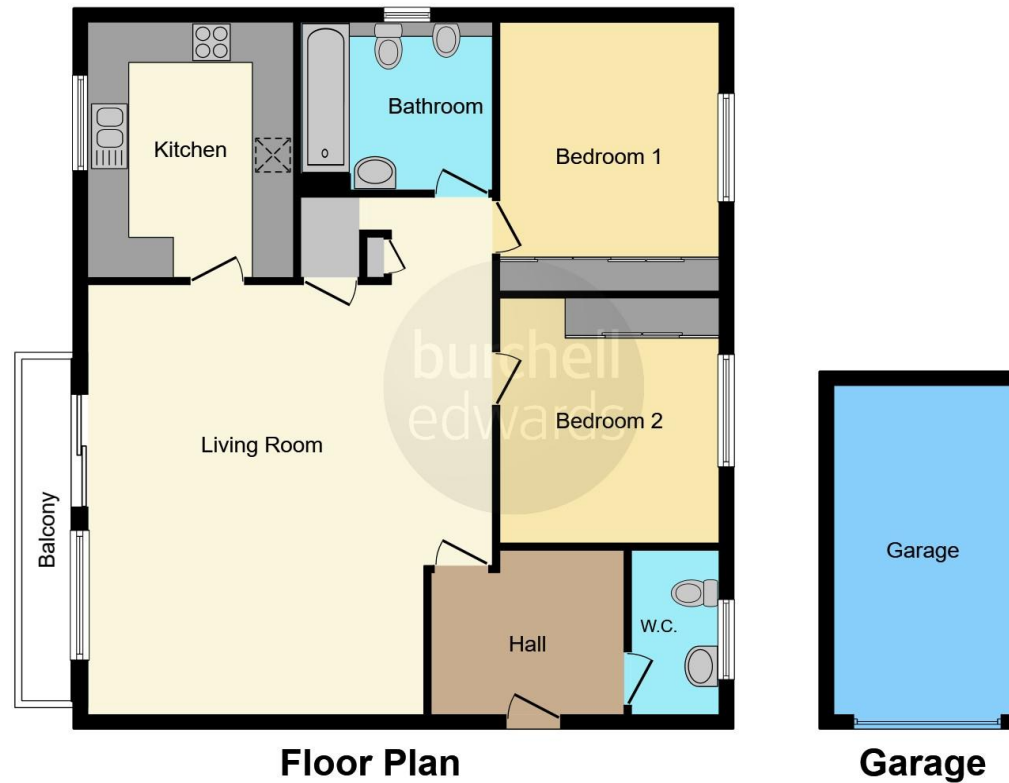
Garage

Up and over electric door. Situated in separate block.









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). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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29 High Street
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EPC Rating: E

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SOL205267

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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