
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Hampton Green
Hampton-In-Arden B92 0BW

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A beautifully presented two bedroom semi-detached home, available on a 30% shared ownership basis, situated in the highly sought-after village of Hampton-in-Arden.

The property offers well-proportioned and modern accommodation throughout, briefly comprising an entrance hallway, a contemporary fitted kitchen with a range of wall and base units and integrated appliances, a spacious living/dining room with French doors opening onto the rear garden, and a convenient downstairs WC.

To the first floor are two generously sized bedrooms, with the principal bedroom benefitting from built-in storage, along with a modern family bathroom.

Externally, the property enjoys a private rear garden, mainly laid to lawn with a patio area, along with a side block paved driveway providing tandem off-road parking for two vehicles.

Hampton-in-Arden is a highly desirable village offering excellent transport links including the M42, NEC, Birmingham Airport and Hampton-in-Arden train station only a couple minutes walk away, as well as a range of local amenities.

Tenure (Shared Ownership):

The property is leasehold and offered on a 30% shared ownership basis, with a 125 year lease commencing from 21/02/2021 (approximately 120 years remaining).

A monthly rent of approximately £664.84 is payable, along with a service charge of approximately £32.65 per month.

There is a standard shared ownership resale clause in place, meaning that upon resale, the housing provider may retain an interest and has the right to purchase a proportion of the property (mandatory buy-back clause).

Purchasers may have the option to staircase (increase their ownership share), subject to the terms of the lease and housing provider requirements.

Additional Information:
Council Tax Band: D
EPC: B

All tenure, lease and shared ownership information should be verified by the buyer's solicitor prior to purchase.


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Dimensions

Entrance Hallway
3.94m x 1.96m

Living Room
3.71m x 4.14m

Kitchen
2.82m x 2.13m

WC
0.99m x 1.88m

FIRST FLOOR

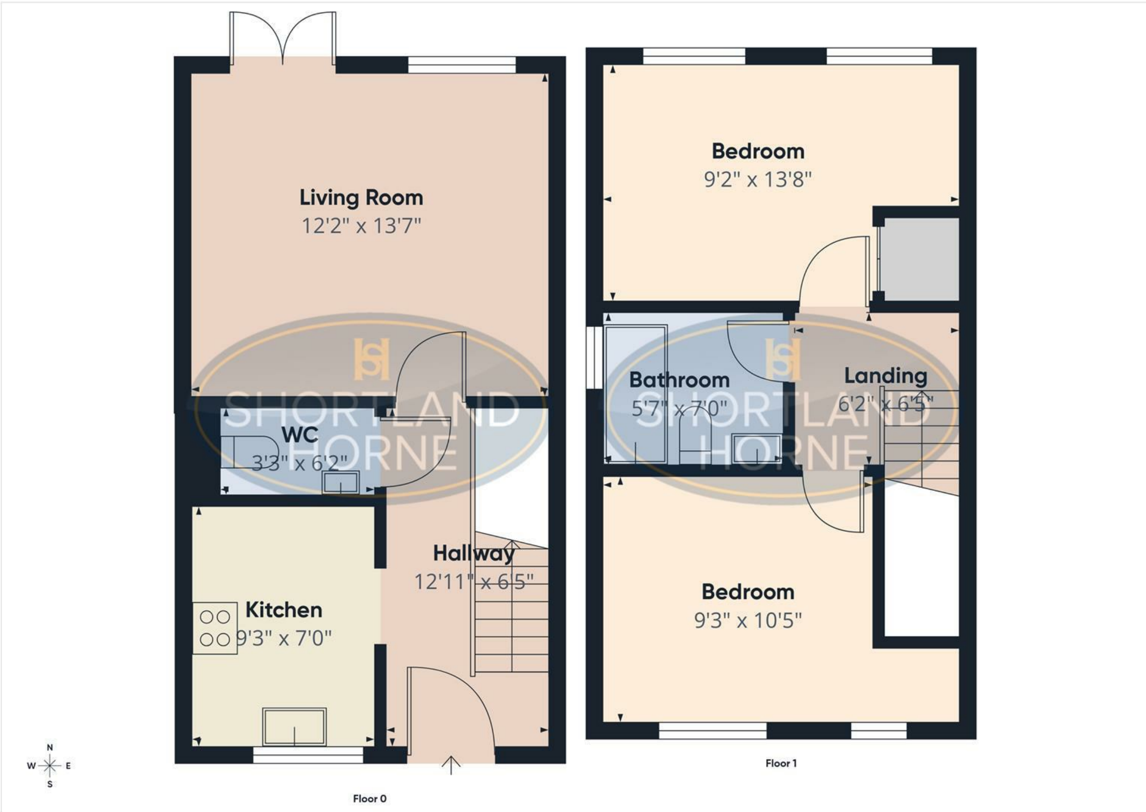
Bedroom One
2.79m x 4.17m

Bedroom Two
2.82m x 3.18m

Bathroom
1.70m x 2.39m

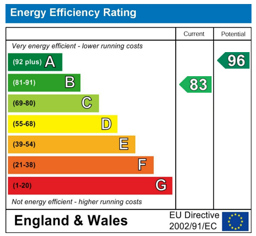
Garden

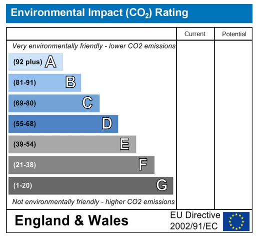
Floor Plan



Location Map

EPC





Total area: 648.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in ccordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

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