

Eastcote Lane, Hampton-in-Arden

Offers Over **£575,000**

xact HOMES



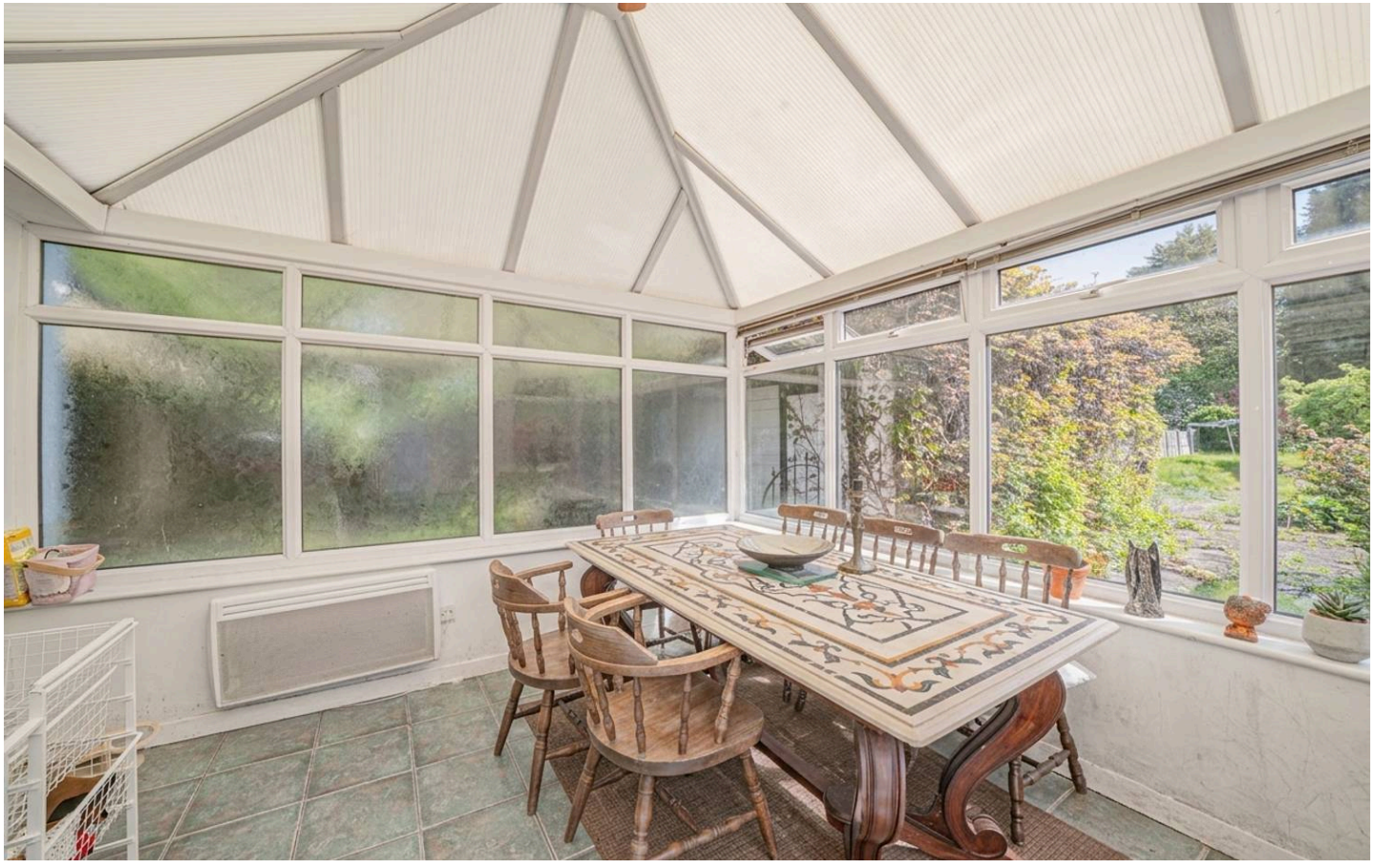


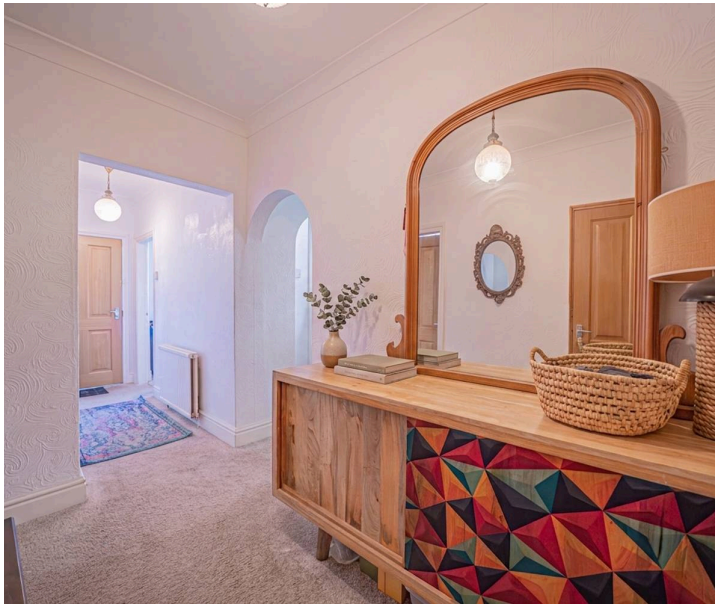


PROPERTY OVERVIEW

Set in a rural location overlooking open fields to the front and rear, this three bedroom detached bungalow offers significant potential to redevelop (subject to planning permission). The property features a spacious layout, including a welcoming entrance hallway, a well-appointed kitchen, living room, generously sized dining room and a bright conservatory, perfect for enjoying views of the garden throughout the year. The principal bedroom benefits from an en-suite shower room, while two further bedrooms provide ample space for family or guests. The main shower room is conveniently located for easy access from all rooms. The outside space is equally impressive, featuring a long rear garden that stretches away from the property and offers an excellent area for outdoor entertaining, gardening, or simply relaxing in the open air. The garden is mainly laid to lawn and bordered by mature hedging and trees, ensuring privacy and a sense of seclusion. To the front, the property boasts a generous driveway that provides parking for multiple vehicles, making it ideal for families or those expecting regular visitors. Surrounded by open countryside, this bungalow combines the benefits of a rural lifestyle with the convenience of ample private outside space, making it an exceptional choice for buyers looking for both comfort and opportunity.

Viewing is by appointment with Xact on 01676 543 411.







PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery, railway station and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Meriden, Barston and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

Council Tax band: E

Tenure: Freehold

- Detached Bungalow
- Three Bedrooms
- Kitchen, Living Room, Dining Room & Conservatory
- Significant Potential to Redevelop (STPP)
- En-Suite Principal Bedroom
- Rural Location
- Long Rear Garden
- Driveway Parking for Multiple Vehicles



ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM
13' 5" x 12' 10" (4.10m x 3.90m)

DINING ROOM
12' 10" x 9' 0" (3.90m x 2.75m)

KITCHEN
13' 7" x 10' 4" (4.15m x 3.15m)

CONSERVATORY
11' 2" x 11' 2" (3.40m x 3.40m)

PRINCIPAL BEDROOM
17' 9" x 9' 0" (5.40m x 2.75m)

ENSUITE
8' 0" x 5' 5" (2.44m x 1.64m)

BEDROOM TWO
11' 6" x 11' 0" (3.50m x 3.35m)

BEDROOM THREE
13' 7" x 8' 0" (4.15m x 2.45m)

SHOWER ROOM
9' 0" x 5' 11" (2.75m x 1.80m)

TOTAL SQUARE FOOTAGE
147.4 sq.m (1587 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE
19' 0" x 10' 6" (5.80m x 3.20m)

CAR PORT
34' 11" x 8' 4" (10.65m x 2.55m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN



ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity. Broadband - FTTP (fibre to the premises).

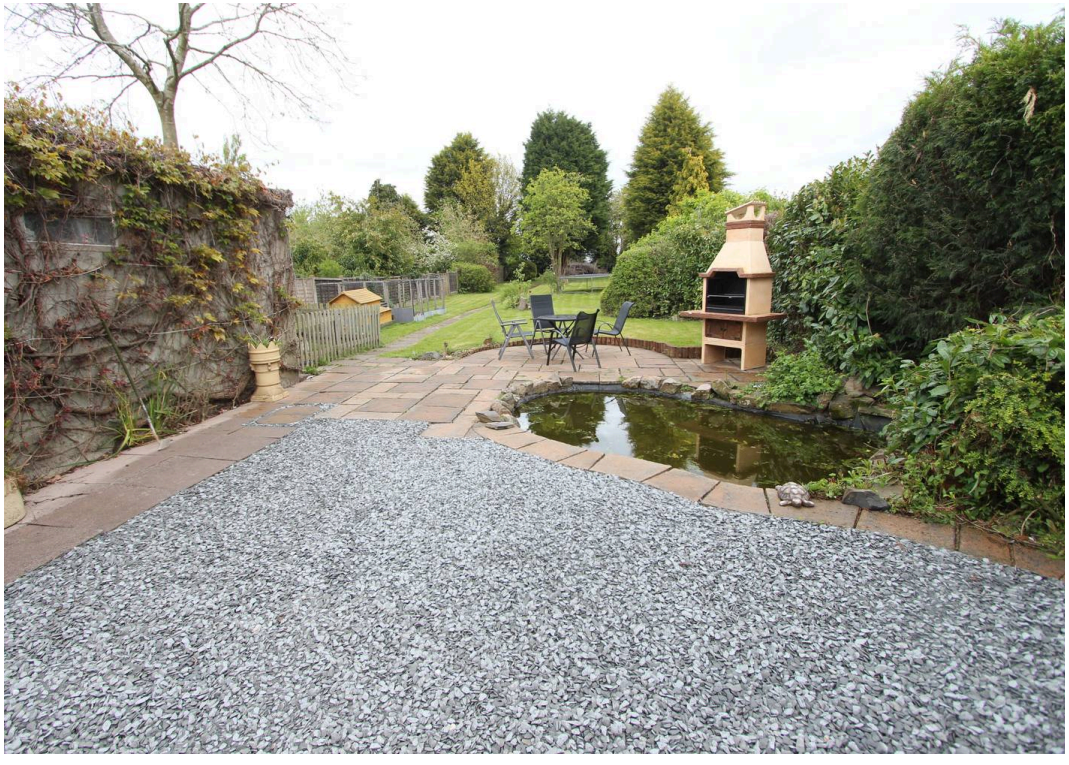
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

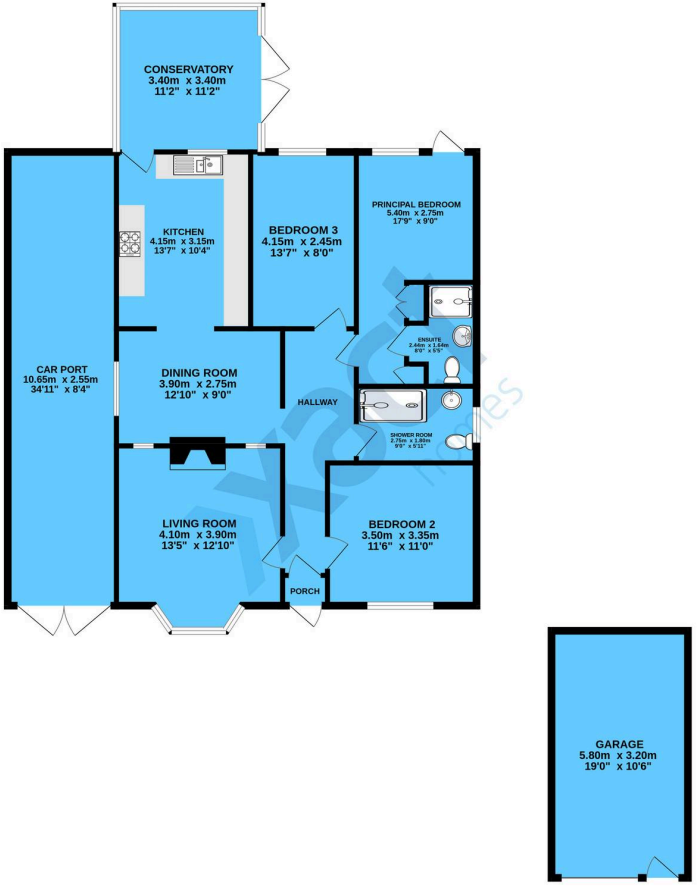








GROUND FLOOR



TOTAL FLOOR AREA : 147.4 sq.m. (1587 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Xact Homes

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