



3 Crocketts Court, B92 0AX
Sale Price of £300,000



Love
Property Co.

3 Crocketts Court, Marsh Lane, Hampton-in-Arden, Solihull, B92 0AX

Tenure – Leasehold – 103 years remaining
EPC Rating – C
Council Tax Band - D

Love Property Co are pleased to offer this lovely presented and must be viewed to be fully appreciated two-bedroom ground floor and recently refurbished to a quality standard apartment situated in the centre of Historic Village of Hampton-In-Arden.

This retirement apartment is for the over 55's and is available to be purchased with no onward chain. This apartment benefits from gas centrally heated and has recently been refitted with a quality modern Wren kitchen with integrated appliances, Porcelanosa shower room and having been re-decoration throughout. the property provides potential purchasers with; entrance hall, attractive dual aspect lounge, two bedrooms, principal bedroom with en-suite toilet, modern Porcelanosa shower room, separate garage and allocated parking space.

In Summary this Property is highly recommended to be viewed.

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.



PROPERTY MEASUREMENTS

LOUNGE

19' 2" x 12' 0" (5.84m x 3.66m)

KITCHEN

9' 1" x 7' 2" (2.77m x 2.19m)

BEDROOM ONE

9' 1" x 13' 5" (2.77m x 4.09m)

EN-SUITE

5' 3" x 5' 5" (1.61m x 1.66m)

BEDROOM TWO

9' 2" x 9' 10" (2.80m x 3.00m)

SHOWER ROOM

9' 1" x 6' 5" (2.77m x 1.96m)

TOTAL SQUARE FOOTAGE

748.4 sq. Feet (69.5sq. metres) approx.

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, washer/dryer, electric garage door, all carpets, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers.

Broadband - ADSL copper wire (not currently connected).

Services charge - £2,210.69 per annum (for 2025)

Ground rent - £100.00 per annum

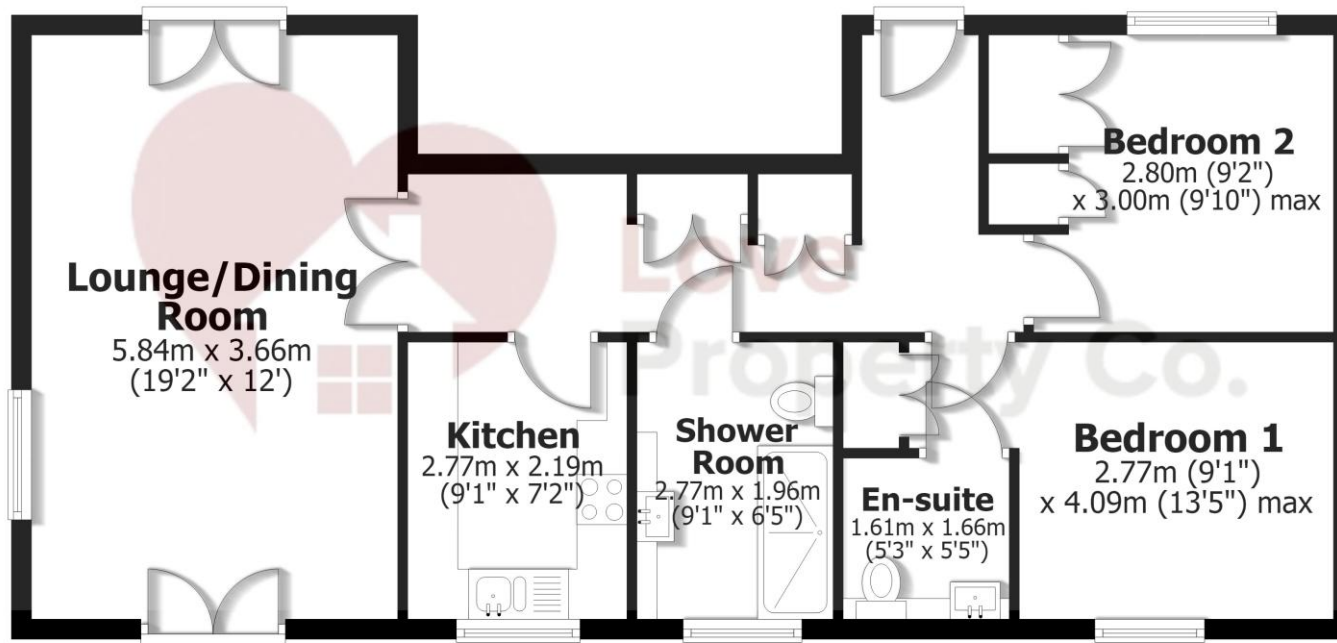
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Floor Plan

Approx. 69.5 sq. metres (748.4 sq. feet)



Total area: approx. 69.5 sq. metres (748.4 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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