



# Lapwing Drive, Hampton-In-Arden

Guide Price £720,000





## PROPERTY OVERVIEW

Located on the outskirts of Hampton-in-Arden is this well presented larger style five bedroom detached property originally built by Bryant Homes which has now been significantly extended to create a large family home.

Being very well presented throughout the property provides potential purchasers with: enclosed porch, entrance hallway, kitchen / diner, living room, dining room & playroom, four first floor bedrooms (1 x en-suite), family bathroom and a second floor principal bedroom with walk in wardrobe and ensuite.

Outside the property stands on a wide plot with a private rear garden being mostly lawned with a paved patio and mature shrubs and trees. To the front of the property there is a generous driveway providing parking for several vehicles and a detached double garage.

Viewing is strictly by appointment only with Xact Homes 01686 534 411.





## PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with an Michelin Star restaurant, stores, inns, historic church with Norman origins, Doctors surgery, an outstanding rated primary school, 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: G

Tenure: Freehold



- Extended Five Bedroom Detached House
- Well Presented Throughout
- Kitchen/Diner & Utility Room
- Living Room, Study & Dining Room & Playroom
- Two x Ensuite Bedrooms
- Detached Double Garage
- Private Rear Garden



## **PORCH**

## **ENTRANCE HALLWAY**

## **WC**

## **LIVING ROOM**

17' 5" x 11' 10" (5.31m x 3.61m)

## **STUDY**

9' 2" x 7' 1" (2.79m x 2.16m)

## **KITCHEN/DINER**

20' 1" x 10' 5" (6.12m x 3.18m)

## **DINING ROOM & PLAYROOM**

20' 0" x 8' 6" (6.10m x 2.59m)

## **UTILITY ROOM**

## **FIRST FLOOR**

## **BEDROOM TWO**

13' 6" x 10' 9" (4.11m x 3.28m)

## **ENSUITE**

## **BEDROOM THREE**

10' 2" x 8' 4" (3.10m x 2.54m)

## **BEDROOM FOUR**

11' 3" x 10' 2" (3.43m x 3.10m)

## **BEDROOM FIVE**

8' 11" x 6' 7" (2.72m x 2.01m)

## **BATHROOM**

## **SECOND FLOOR**

## **PRINCIPAL BEDROOM**

26' 4" x 17' 7" (8.03m x 5.36m)

## **WALK IN WARDROBE**

## **ENSUITE**

**TOTAL SQUARE FOOTAGE**

137.0 sq.m (1475 sq.ft) approx.

**OUTSIDE THE PROPERTY****DETACHED DOUBLE GARAGE****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****PRIVATE REAR GARDEN WITH PAVED PATIO****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, dishwasher, all carpets and fitted wardrobes in four bedrooms.

**ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

**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.

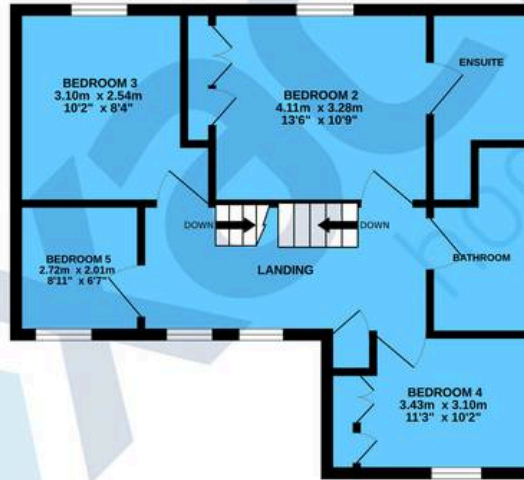




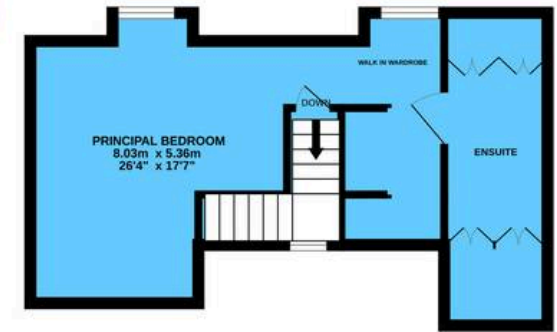
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 137.0 sq.m. (1475 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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