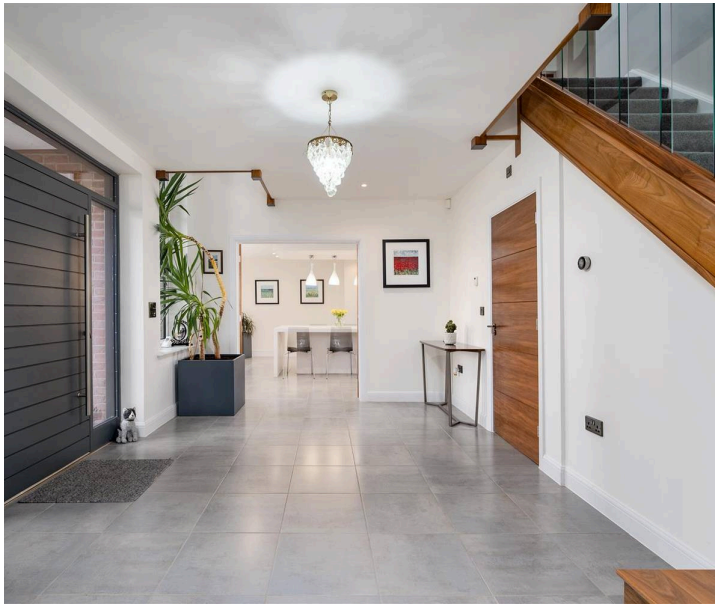


The Crescent, Hampton-in-Arden

Offers in Region of **£1,500,000**

xact EXCLUSIVE







PROPERTY OVERVIEW

This stunning five bedroom detached property is in show home condition throughout and is located on one of Hampton's most prestigious roads behind a long gated driveway providing complete privacy from the road.

Being available to purchase with no onward chain and finished to the highest possible standard with underfloor heating across the whole of the ground floor, Porcelenosa bathrooms and a showpiece Siematic breakfast kitchen, the property provides ready to move into accommodation for the most discerning buyer.

The interior of the property is generously proportioned and offers potential purchasers; reception hallway, dual aspect lounge, dining room, study, showpiece Siematic open plan breakfast kitchen with feature island and fitted Siemens appliances, 5 double bedrooms (3 x ensuite), double garage, electric vehicle charging point and professionally landscaped garden to all sides.

Of particular note is the energy efficiency of the property which has been assessed with an EPC rating of B.







PROPERTY LOCATION

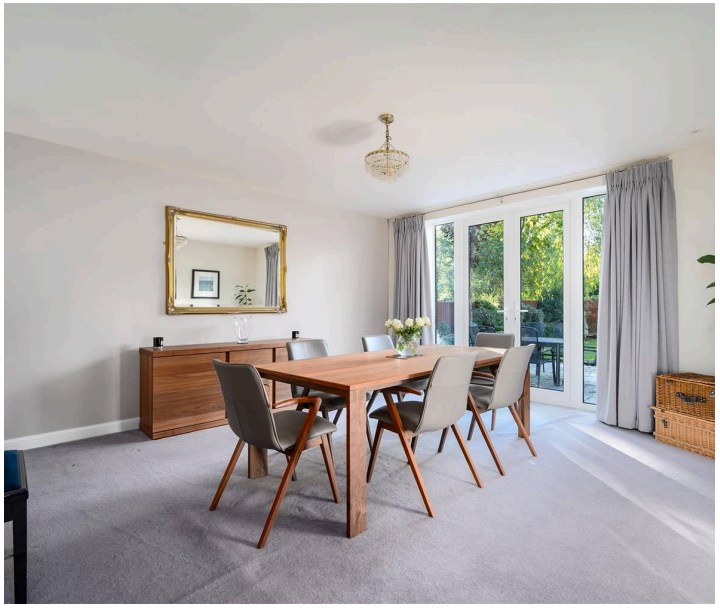
Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, Doctors surgery and railway station connecting to the NEC and Birmingham New Street having good rail links to London and beyond along with a picturesque Norman Church.The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Birmingham Airport is also just 4 miles from the property and junctions 5 and 6 of the local M42 lead to the Midlands motorway network.

Council Tax band: H

Tenure: Freehold

- Modern Five Bedroom Detached House
- Approximately 3800 sq ft
- Immaculately Presented Throughout
- Siematic Open Plan Kitchen with Integrated Siemens Appliances
- Three En-Suite Bedrooms
- Privately Located Behind a Long Gated Driveway
- Walking Distance to Train Station







HALL

WC

LOUNGE
18' 4" x 16' 9" (5.60m x 5.10m)

STUDY
12' 8" x 9' 0" (3.85m x 2.75m)

DINING ROOM
16' 9" x 13' 9" (5.10m x 4.20m)

FAMILY BREAKFAST KITCHEN
37' 5" x 15' 5" (11.40m x 4.70m)

UTILITY ROOM
15' 1" x 8' 2" (4.60m x 2.50m)

FIRST FLOOR

BEDROOM ONE
18' 6" x 16' 11" (5.65m x 5.15m)

ENSUITE
6' 1" x 12' 0" (1.85m x 3.65m)

BEDROOM TWO
16' 11" x 13' 0" (5.15m x 3.95m)

ENSUITE

BEDROOM THREE
15' 5" x 12' 10" (4.70m x 3.90m)

JACK N JILL ENSUITE

BEDROOM FOUR
15' 7" x 13' 7" (4.75m x 4.15m)



BEDROOM FIVE
13' 0" x 10' 0" (3.95m x 3.05m)

BATHROOM

TOTAL SQUARE FOOTAGE
Total floor area - 353.0 sq.m. = 3800 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE
22' 4" x 17' 5" (6.80m x 5.30m)

SOUTH FACING REAR GARDEN



ITEMS INCLUDED IN THE SALE

Free standing cooker, integrated oven, integrated hob, extractor, microwave, fridge, freezer, fridge freezer, dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in two bedrooms, underfloor heating, two garden sheds, greenhouse, CCTV electric garage door and EU charging point.

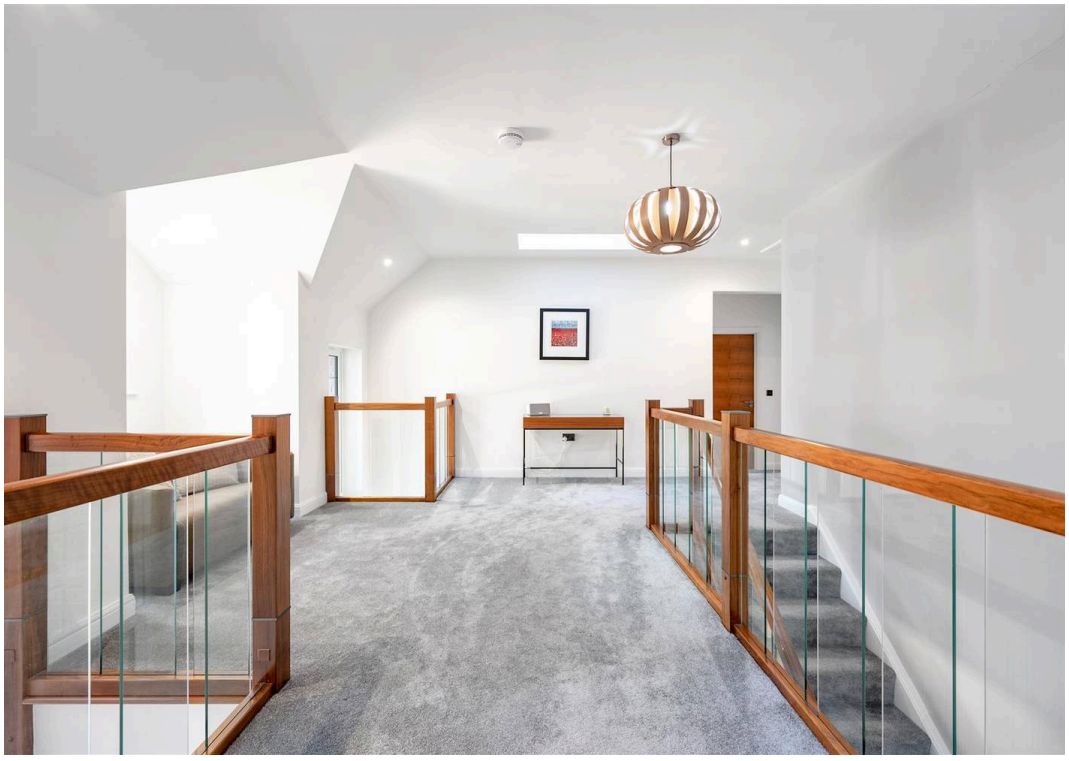
ADDITIONAL INFORMATION

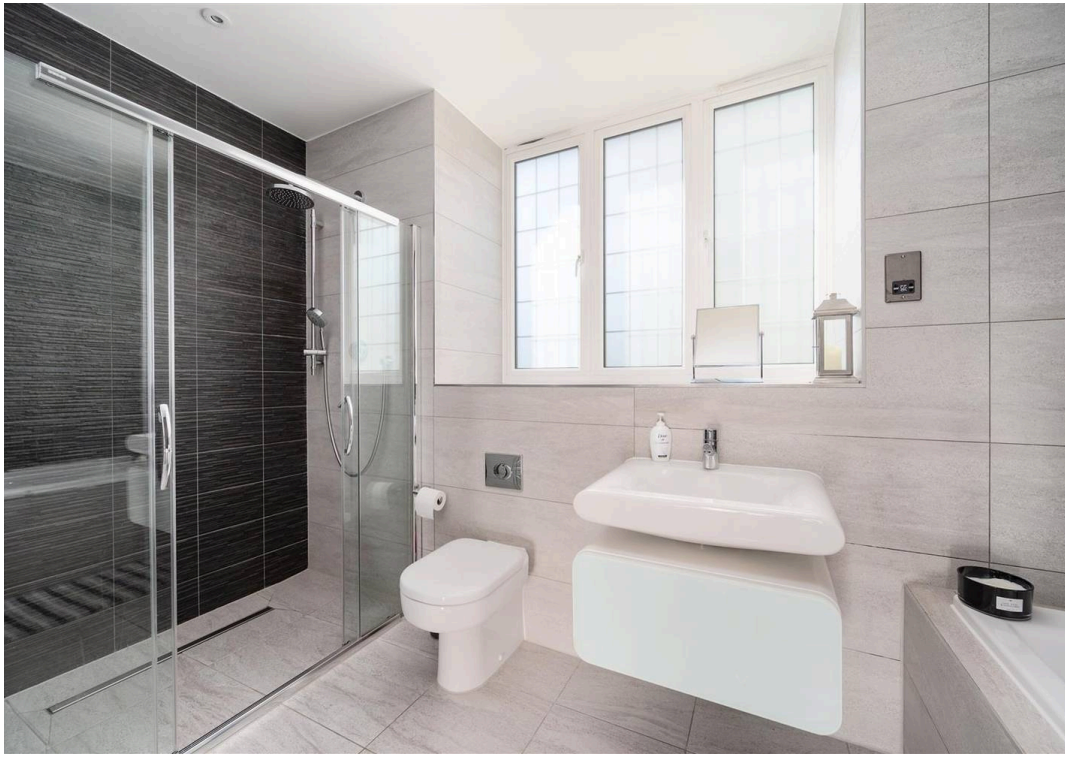
Services: water meter, mains gas, electricity and mains sewers. Broadband: BT. Loft Space: boarded with ladder and lighting

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.



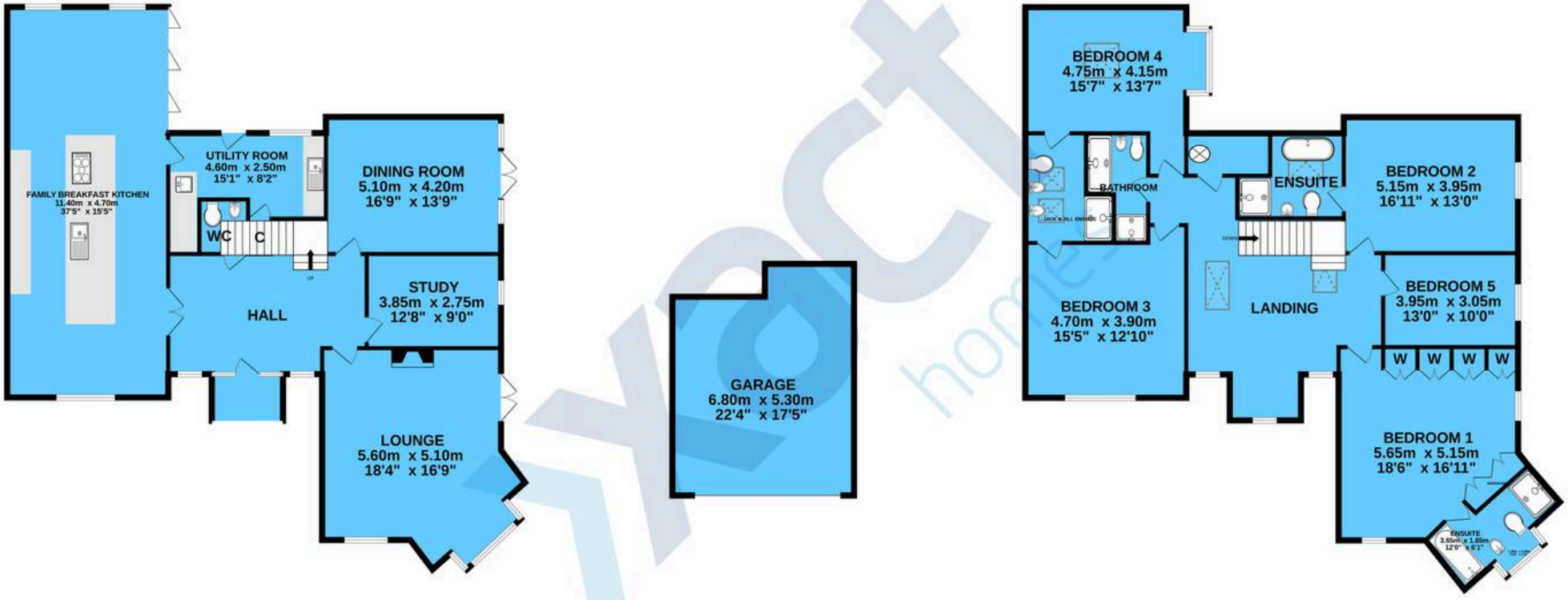






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 353.0 sq.m. (3800 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
170 Station Road, Balsall Common - CV7 7FD
01676 534411 • balsallcommon@xacthomes.co.uk • www.xacthomes.co.uk