



## Belle Vue Terrace, Hampton-in-Arden

Offers in Region of £395,000





## PROPERTY OVERVIEW

This beautifully presented two bedroom terraced house offers an excellent opportunity for buyers seeking a comfortable and well-maintained home in the heart of the village. Offered with no onward chain, the property is ready for immediate occupation and would suit first-time buyers, downsizers, or investors alike.

Upon entering, you are welcomed into an inviting living room, featuring a charming woodburner that creates a warm and cosy atmosphere, perfect for relaxing evenings. The generous kitchen / dining room, thoughtfully designed to maximise both space and functionality, provides ample room for family meals and entertaining guests, with plenty of storage and workspace to satisfy any home cook.

Upstairs, there are two double bedrooms, both tastefully decorated, and a well-appointed family bathroom which is finished to a high standard, featuring modern fittings and a neutral décor that complements the rest of the house.

Throughout the property, careful attention has been paid to maintenance and presentation, resulting in a home that is both stylish and practical, ready for its new owners to move straight in. Located centrally within the village, the property benefits from easy access to local amenities and Hampton train station.





Additional practical features include outside storage sheds (ideal for bikes, tools, or seasonal items), ensuring that all your storage needs are well catered for.

Viewing is highly recommended by prior appointment with Xact on 01676 534 411.

#### 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: D

Tenure: Freehold



- Two Bedroom Terraced House
- No Onward Chain
- Very Well Maintained Throughout
- Generous Kitchen / Dining Room
- Living Room with Woodburner
- Two Double Bedrooms
- Family Bathroom
- Central Village Location
- Outside Storage Sheds



**LIVING ROOM**

14' 8" x 11' 10" (4.48m x 3.61m)

**KITCHEN / DINING ROOM**

15' 1" x 12' 2" (4.61m x 3.71m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

15' 3" x 8' 3" (4.64m x 2.52m)

**BEDROOM TWO**

12' 2" x 10' 0" (3.70m x 3.06m)

**BATHROOM**

9' 2" x 7' 4" (2.80m x 2.24m)

**TOTAL SQUARE FOOTAGE**

83.0 sq.m (894 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**ON STREET PARKING**

**STORAGE SHEDS**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all white goods, washer/dryer, all carpets, all curtains, all blinds, all light fittings and three storage sheds.

#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Broadband - ADSL copper wire.

#### **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.

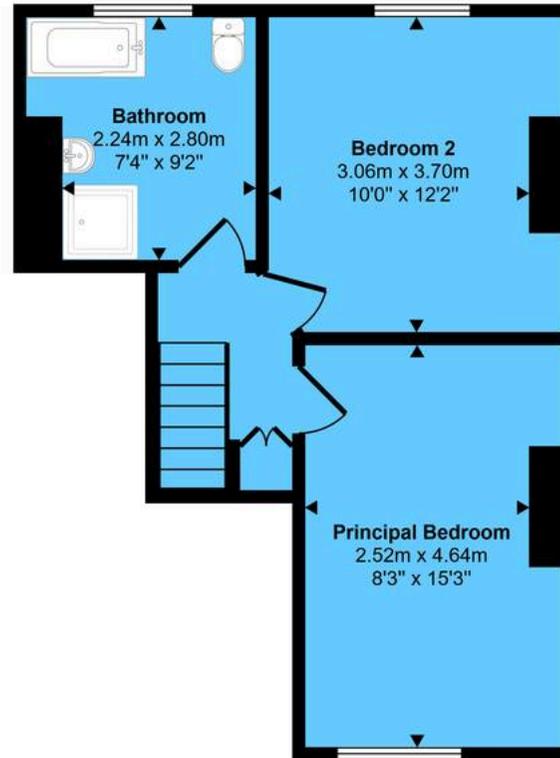
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area  
83 sq m / 894 sq ft



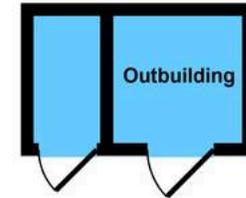
Ground Floor  
Approx 39 sq m / 416 sq ft



First Floor  
Approx 39 sq m / 415 sq ft



Outbuilding  
Approx 2 sq m / 24 sq ft



Outbuilding  
Approx 4 sq m / 39 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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