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HERE TO GET *you* THERE



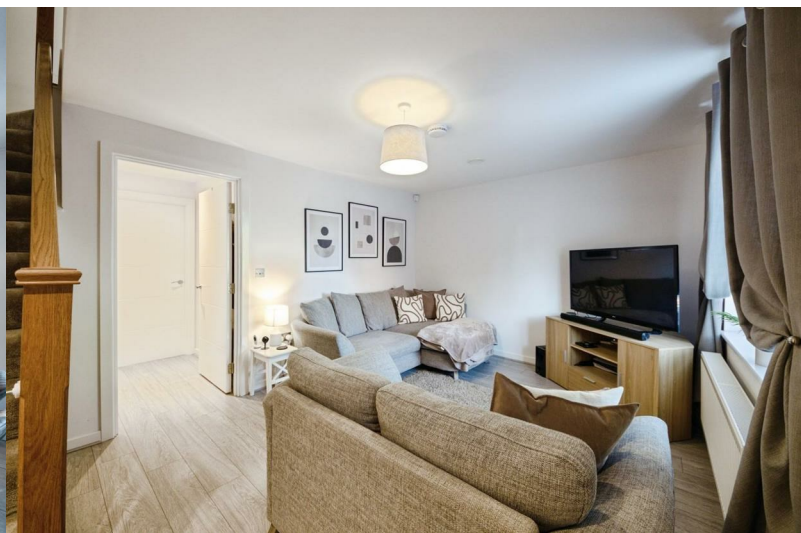
Hampton Court

Marsh Lane, Hampton in Arden, B92 0EW

Guide Price £365,000



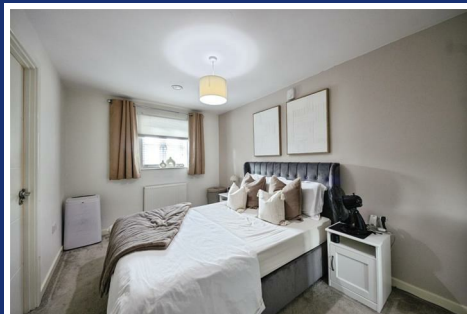
Council Tax: D



32 Hampton Court

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Guide Price £365,000



LOCATION

Hampton-in-Arden is a charming and most popular village surrounded by open green belt countryside yet standing just four miles from Solihull Town Centre.

The village has local inns, primary school, historic church with Norman origins, doctors' surgery, an active sports and tennis club, gym and a railway station which links Birmingham New Street and International with London Euston.

Junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture, the NEC, International Airport and Railway station.

FULL DESCRIPTION

Approached over a tarmac driveway - with two allocated parking spaces in front of the property and a concealed bin area.

This attractive three-storey mid terrace property has paving leading to the front door, which in turn opens into the hallway.

ON THE GROUND FLOOR

HALLWAY AREA

Having fitted shoe cupboard, alcove under the stairs and laminate flooring. Open plan to

LIVING AREA (front)

15'8" x 11'0" (4.79m x 3.37m)

Having central heating radiator, laminate flooring and ceiling light point.

DOWNSTAIRS WC

Having wall mounted wash hand basin, low level WC and tiled floor.

KITCHEN / DINER (rear)

15'10" x 15'8" (4.85m x 4.79m)

Dining Area - having French door and window overlooking the back garden, central heating radiator and tiled floor.

Kitchen area - having built-in Beko fridge/freezer, Beko dishwasher and Beko washer/dryer, Neff microwave and Neff oven and ceramic hob with extractor above. Also, stainless

steel sink unit set in the quartz work surfaces and tiled flooring.

ON THE FIRST FLOOR

Stairs from the living room lead up to the first floor landing - having central heating radiator, ceiling light point and storage cupboard off.

BEDROOM 2 (rear)

14'5" x 8'10" (4.40m x 2.70m)

Currently used as the main bedroom - having central heating radiator, ceiling light point and blinds to the window. Door to Jack and Jill main bathroom.

MAIN BATHROOM (rear)

8'0" x 6'6" (2.46m x 1.99m)

This is a Jack and Jill bathroom to Bedroom 2. Having panelled bath with shower over and side screen, wash hand basin with cupboard below and low level WC. Also, ladder style heated towel rail and tiling around the bath area. There is also a cupboard housing the Petterton gas-fired central heating boiler.

BEDROOM 3 (front)

10'7" x 8'9" (3.25m x 2.69m)

Having built-in wardrobes with mirror fronted sliding doors, central heating radiator, ceiling light point and window blind.

SMALL HALL

Having central heating radiator and stairs to second floor.

ON THE SECOND FLOOR

BEDROOM 1 (top floor)

15'7" x 15'7" (4.76m x 4.76m)

Currently being used as a GUEST SUITE - ideal space for guests to stay - having blinds to three Velux windows, central heating radiator and door to useful LOFT SPACE - which has light point but is not boarded.

EN SUITE SHOWER ROOM

6'1" x 5'11" (1.86m x 1.82m)

Having corner shower unit with Bristan shower, wall mounted wash hand basin, low level WC, ladder style heated towel rail and Velux window. Also tiling to walls and floor.

Tel: 01564 770707

OUTSIDE

REAR GARDEN

French doors from the Kitchen/Diner lead to the rear garden - having paved patio, gravelled area and fencing to all boundaries. Also, small garden shed is included.

GENERAL INFORMATION

TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band D.

SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

REFERRAL FEES

Hunters would like to make our clients aware that in addition

to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property. All window blinds are included and some curtain poles. However, there is a wardrobe in Bedroom 2 and five wardrobes in the Master Bedroom that are available to purchase - subject to separate negotiation.

GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



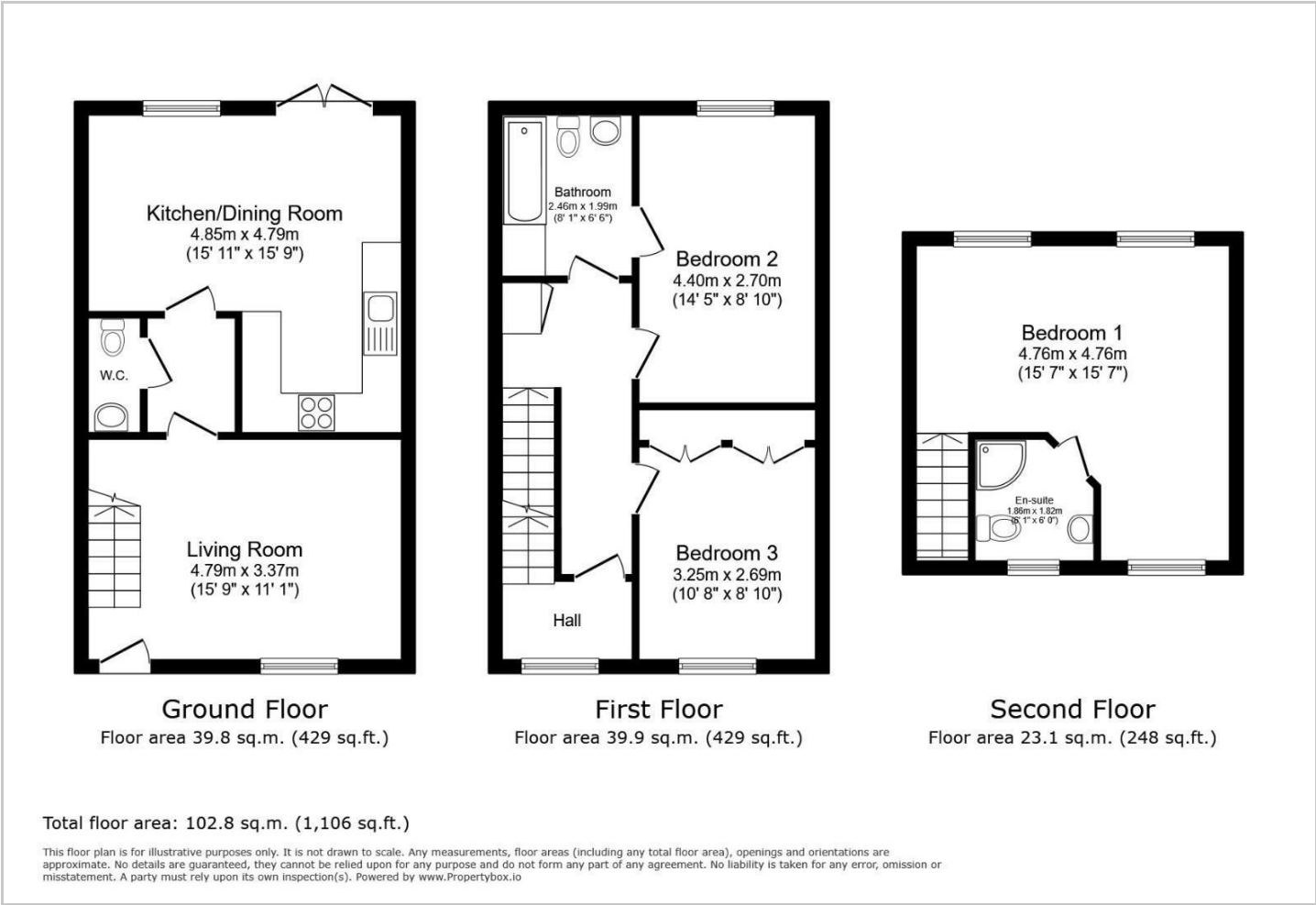
Hybrid Map



Terrain Map



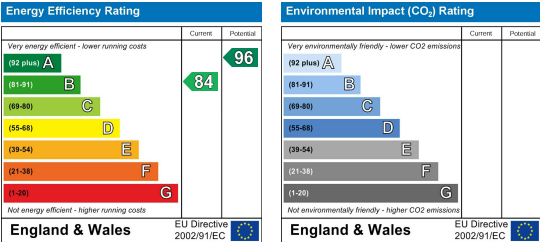
Floor Plan



Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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