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21 Elm Tree Rise, Hampton-In-Arden, Solihull, B92 0AG

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Guide Price £550,000

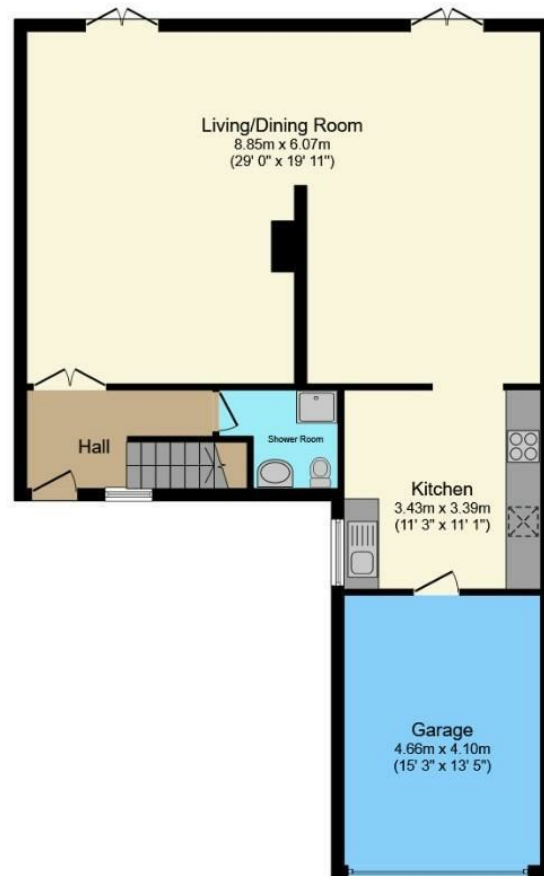
Located in the tranquil cul-de-sac of Elm Tree Rise, Hampton-In-Arden, this charming three-bedroom house offers a delightful blend of comfort and modern living. Spanning an impressive 1,507 square feet, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests. The open plan lounge and dining area creates a warm and inviting atmosphere, ideal for family gatherings or quiet evenings at home.

The fitted kitchen is well-equipped, providing ample space for culinary creativity, while the convenient downstairs shower room and WC add to the practicality of the home. Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation.

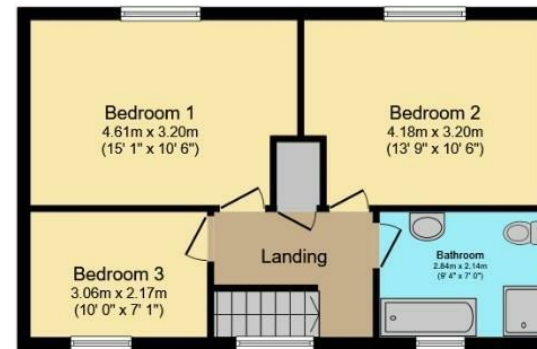
The property is further enhanced by a lovely rear garden that enjoys a southerly aspect, allowing for plenty of sunlight throughout the day. This outdoor space is perfect for gardening enthusiasts or for simply enjoying the fresh air with family and friends.

Parking is a breeze with space for up to three vehicles, ensuring convenience for residents and visitors alike. Located in the desirable area of Hampton-In-Arden, this home is not only a sanctuary of comfort but also a gateway to the vibrant community and amenities that Solihull has to offer. This property is an excellent opportunity for those seeking a family home in a serene setting.

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Ground Floor



First Floor

Total floor area 140.1 m² (1,507 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

DESCRIPTION

Approached over a gravel driveway with step up to part-glazed timber front door.

ON THE GROUND FLOOR

HALLWAY

Having ceiling light point, central heating radiator, door to downstairs shower room, double French doors to Lounge, and double glazed window to front aspect.

DOWNSTAIRS SHOWER ROOM

Being part-tiled and having three piece suite incorporating corner shower cubicle, wash hand basin with storage cupboard below and WC. Also, central heating radiator and useful storage area housing the electric meter. (The shower is a gravity fed, mains pumped shower from the hot water tank in the airing cupboard).

LOUNGE / DINING ROOM (rear)

29'0" x 19'10" (overall)
LOUNGE AREA - Being an open-plan room, having chimney breast with inset feature electric fire, four wall uplighters, two central heating radiators, and UPVC double glazed French doors with glazed side panels overlooking the rear garden.
DINING AREA - Having central heating radiator, two ceiling light points, two uplighters, and archway to

FITTED KITCHEN (front)

11'3" x 11'1"
Having range of wall and base units with drawers - in light oak style finish - with roll edge work surfaces and tiled floor. Also, electric Diplomat oven and grill 5-ring gas hob with cooker hood over, wine rack, Beko washing machine, Indesit dishwasher, Beko fridge/freezer plus additional freezer under worksurface. There is a floor heater fitted into the skirting and a vacuuming point. Also, double glazed window to the front aspect and access door to Garage.

ON THE FIRST FLOOR

Stairs from the hallway lead up to the first floor landing having ceiling light point, UPVC window to front aspect and Airing Cupboard off with shelving and hot water tank. There is also a hatch to loft which is boarded and has two strip lights. Leading off the Landing are:

THREE BEDROOMS & FAMILY BATHROOM

BEDROOM 1 (rear)

15'1" x 10'5"
Having central heating radiator, double glazed bow window to rear aspect and ceiling light point.

BEDROOM 2 (rear)

13'8" x 10'5"
Having central heating radiator, UPVC bow window to rear aspect, inset spotlights to ceiling.

BEDROOM 3 / STUDY (front)

10'0" x 7'1"
Currently being used as a Study - having central heating radiator, ceiling light point and double glazed UPVC window to front aspect.

FAMILY BATHROOM

9'3" x 7'0"
Having jacuzzi bath, Quadrant shower cubicle, wash hand basin with storage below and close coupled WC. Also, inset lights to ceiling, UPVC window to front aspect, heated towel rail. Part tiling to the walls and laminate flooring. (The shower is a gravity fed, mains pumped shower from the hot water tank in the airing cupboard).

OUTSIDE

SOUTH FACING REAR GARDEN

French doors open onto decking with balustrade handrailing. From the deck is an area mainly laid to lawn where there is a Weeping Willow tree planted. There is also an Elder tree in the garden. Outside tap with outside drain. Side steps lead to the bottom tier of the garden which would be suitable for garden shed/greenhouse.

GARAGE

15'3" x 13'5"
Accessed via a step down from the kitchen - having electric roller shutter doors to front, central heating radiator and ceiling light point. Also housing the Worcester gas-fired central heating boiler and Starkey Vacuum system. There is a water tap both inside the garage and on the outside wall for car washing etc. In addition, access to the Loft.

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 E.

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.

SOLAR PANELS

We are informed by the current vendor that the solar panels were fitted in 2012. They brought in £3,000 last year and has a further 13 years income to come. This has not been verified with documentation.

REFERRAL FEES

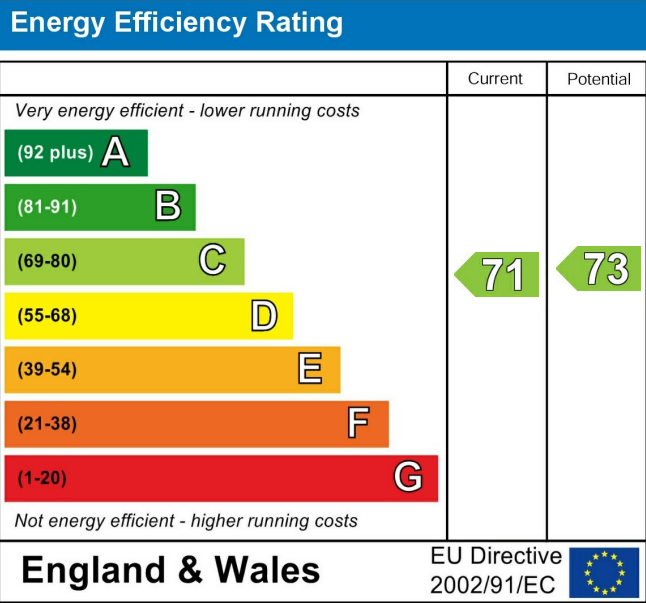
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

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.



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