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HERE TO GET *you* THERE

47 Marsh Lane, Hampton-In-Arden, Solihull, B92 0AJ

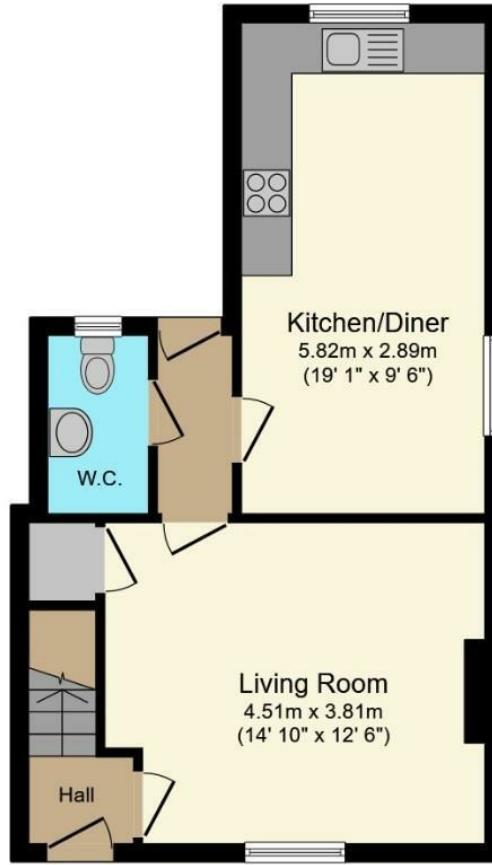
**47 Marsh Lane, Hampton-In-Arden, Solihull, B92 0AJ**

**Offers Over £400,000**

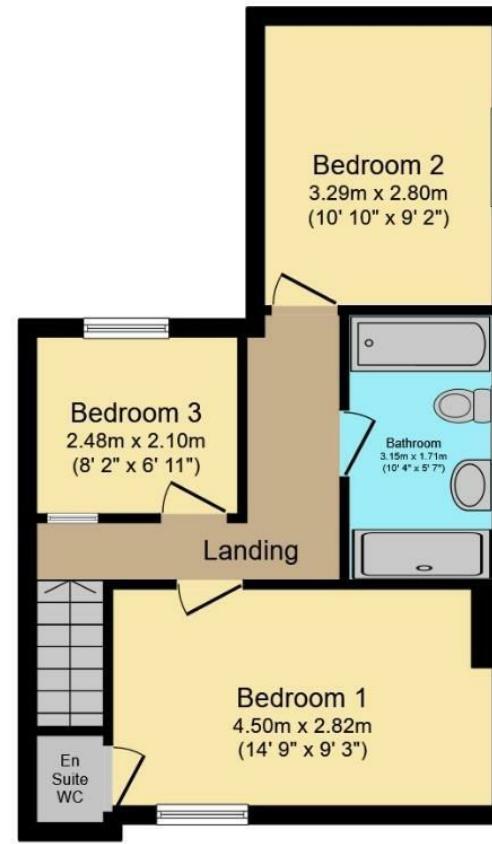
If you are looking for a cottage in Hampton-in-Arden, the reason you should view this property is - great accommodation, lovely countryside setting, great local walks and garage plus off road parking.

Upon entering, you are welcomed into a spacious living room, perfect for relaxation and entertaining guests. The heart of the home is undoubtedly the kitchen/diner, which provides a warm and inviting space for family meals and gatherings. Outside, you will find the added benefit of off-road parking, along with a single garage, providing ample storage and convenience for your vehicles.

In summary, this end-of-terrace house on Marsh Lane is a fantastic opportunity for anyone seeking a comfortable home in a desirable location. With its spacious living areas, three bedrooms, family bathroom and practical features, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.



**Ground Floor**



**First Floor**

Total floor area 83.1 sq.m. (894 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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

## APPROACH

Approached through a gated access to paved pathway with variety of trees and shrubs to either side.

There is also a gated side access with pathway leading to side and rear of the property.

## ON THE GROUND FLOOR

### HALLWAY

UPVC double glazed frosted front door leads directly into the Hallway, having electric meter cupboard and ceiling light point.

### LIVING ROOM (front)

14'9" x 12'5"

Having double glazed window, double central heating radiator, staircase to the first floor accommodation, useful under stairs cupboard with hanging rail and door to Inner Hallway.

### INNER HALLWAY

Having ceiling light point and doors to Kitchen and Downstairs Cloakroom/WC. Also half-glazed door leads to paved rear courtyard.

### FITTED KITCHEN/DINER (side/rear)

19'1" x 9'5"

Having a range of fitted white wall and base units with drawers, incorporating stainless steel sink unit with mixer tap and drainer - all with matching work surfaces.

Also, tiled walls, "Belling" electric oven with ceramic hob and "Whirlpool" extractor above, space for dishwasher and washing machine, UPVC double glazed windows to side and rear, central heating radiator and wall mounted "Vaillant" gas-fired central heating boiler.

### DOWNSTAIRS CLOAKROOM/WC (rear)

Having UPVC double glazed frosted window to rear, wall mounted wash hand basin, low level WC and double central heating radiator.

## ON THE FIRST FLOOR

Stairs from the Living Room lead up to the landing having central heating radiator, two ceiling light points and access to the Loft. Leading off are:

THREE BEDROOMS AND BATHROOM WITH SHOWER

### BEDROOM 1 (front)

14'9" x 9'3"

Having double glazed window to front, central heating radiator, ceiling light point and door leading to separate WC with wash hand basin.

### BEDROOM 2 (side)

10'9" x 9'2"

Having double glazed window to side, central heating radiator and ceiling light point.

### BEDROOM 3 (rear)

8'1" x 6'10"

Having double glazed window to rear, central heating radiator and ceiling light point.

### BATHROOM WITH SHOWER (side)

10'4" x 5'7"

Having frosted double glazed window to side, panelled bath, shower cubicle with double shower tray and shower over, pedestal wash hand basin with cupboard under and low level WC. Also, part tiling to walls, wall mounted central heating radiator, ceiling light point and extractor fan.

### OUTSIDE / COURTYARD / GARDEN

Gated access with pathway from the courtyard leads to the rear garden, located behind the garage, which is mainly laid to lawn with fencing around the sides.

There is a Right of Way at the back of the house for access to the neighbour's bins.

### SINGLE GARAGE

Gated access and pathway leads to the garage which has up-and-over door, power and light, plus parking for two cars.

## GENERAL INFORMATION

### COMMITTED BUYER PROCESS

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996.00 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group - see [gotogroup.co.uk](http://gotogroup.co.uk) or email [committedbuyer@gotogroup.co.uk](mailto:committedbuyer@gotogroup.co.uk) for more 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 C.

### 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.

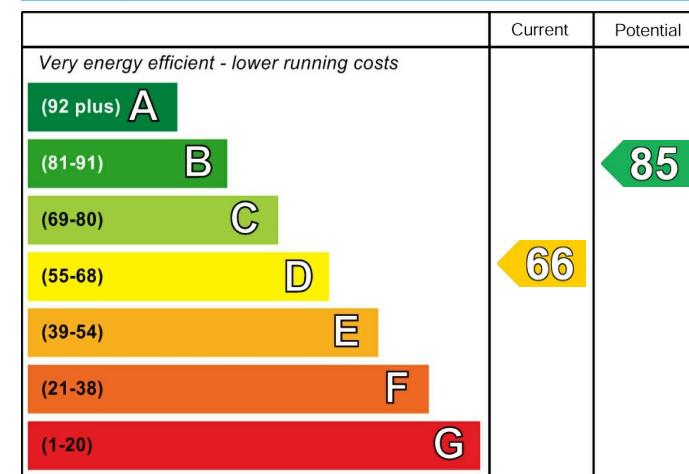
## FIXTURES & FITTINGS

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

## 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.

## Energy Efficiency Rating



## England & Wales

EU Directive  
2002/91/EC



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