



Meriden Road, Hampton-In-Arden

Offers in Region of £400,000

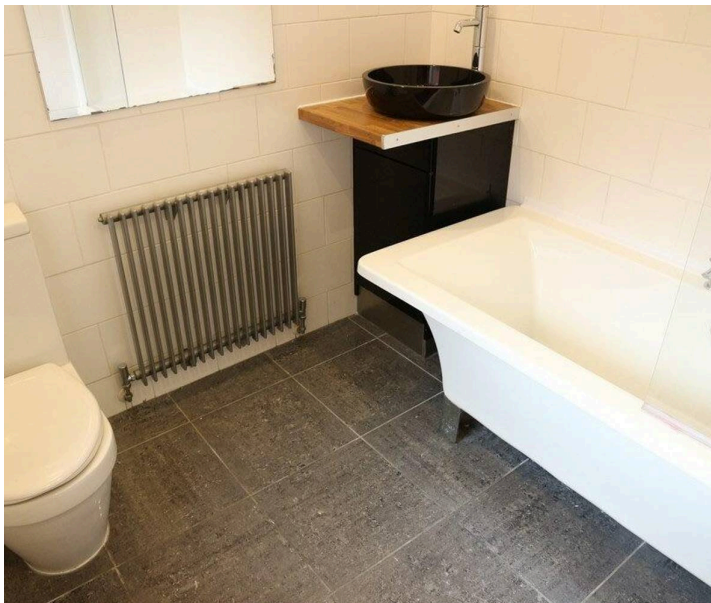






## PROPERTY OVERVIEW

This property is currently undergoing a full renovation which should be completed by the end of March. The work includes; new flooring to the ground floor, new fitted kitchen, upgraded heating, redecoration and a beautiful sandstone slabbed front garden. The house has further potential to extend either to the rear or into the loft (STPP). In summary the property provides potential purchasers with:- large living room with full height bay window, breakfast kitchen and family bathroom and to the first floor three well proportioned bedrooms. Neighbours have tailored their property with loft conversions, re-located the bathroom upstairs. And there's even potential extend the kitchen and diner. Although the property does not have allocated parking, there is sufficient space immediately in front of the property for the house and neighbouring properties.



Outside the house, there is a long Southerly facing garden with a garage which is accessible from the rear.





Set within the sought after village of Hampton In Arden - ideal for those wanting to venture into the countryside and nature. The village is abundant with beautiful local walks on the doorstep of this fantastic property, perfect for dog owners, bird watchers or just keen nature lovers. This three bedroom Victorian terrace is available to purchase with no onward chain and is ideally located for access to the train station, George Fentham School and all village amenities (Library, Gym, Pharmacy, Bakery, Post Office, Sports Club and much more). Viewing is strictly by appointment only with Xact on 01676 534 411.

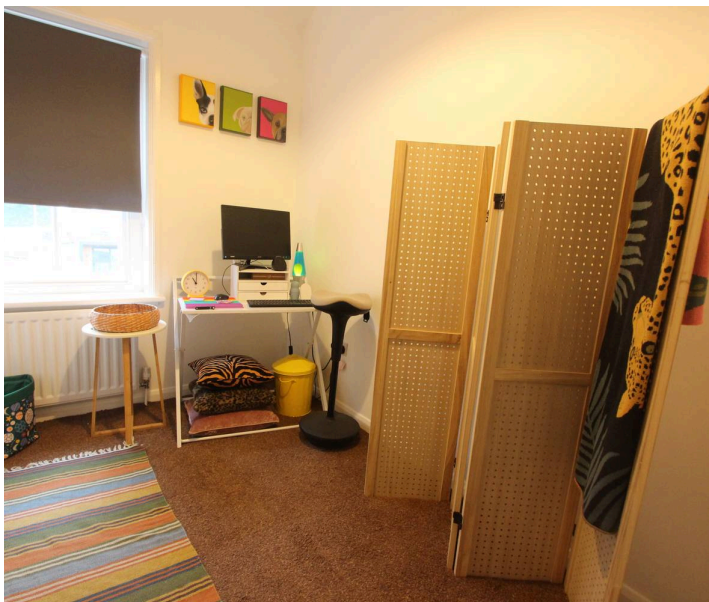
#### PROPERTY LOCATION

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

- Traditional Victorian Mid-Terrace
- Currently Undergoing Refurbishment
- Breakfast Kitchen
- Long South Facing Rear Garden
- Ideally Located for Access to Hampton Train Station
- Garage to the Rear





## HALL

### LIVING ROOM

11' 10" x 11' 6" (3.61m x 3.51m)

### BREAKFAST KITCHEN

15' 1" x 12' 0" (4.60m x 3.66m)

### BATHROOM

10' 4" x 6' 7" (3.15m x 2.01m)

## FIRST FLOOR

### BEDROOM ONE

15' 1" x 11' 6" (4.60m x 3.51m)

### BEDROOM TWO

12' 0" x 9' 4" (3.66m x 2.84m)

### BEDROOM THREE

8' 8" x 6' 3" (2.64m x 1.91m)

### TOTAL SQUARE FOOTAGE

75 sq.m (807 sq.ft) approx.

## OUTSIDE THE PROPERTY

### GARDEN

### GARAGE





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

All carpets, blinds and light fittings.

### **ADDITIONAL INFORMATION**

Services – mains gas and electricity. 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.

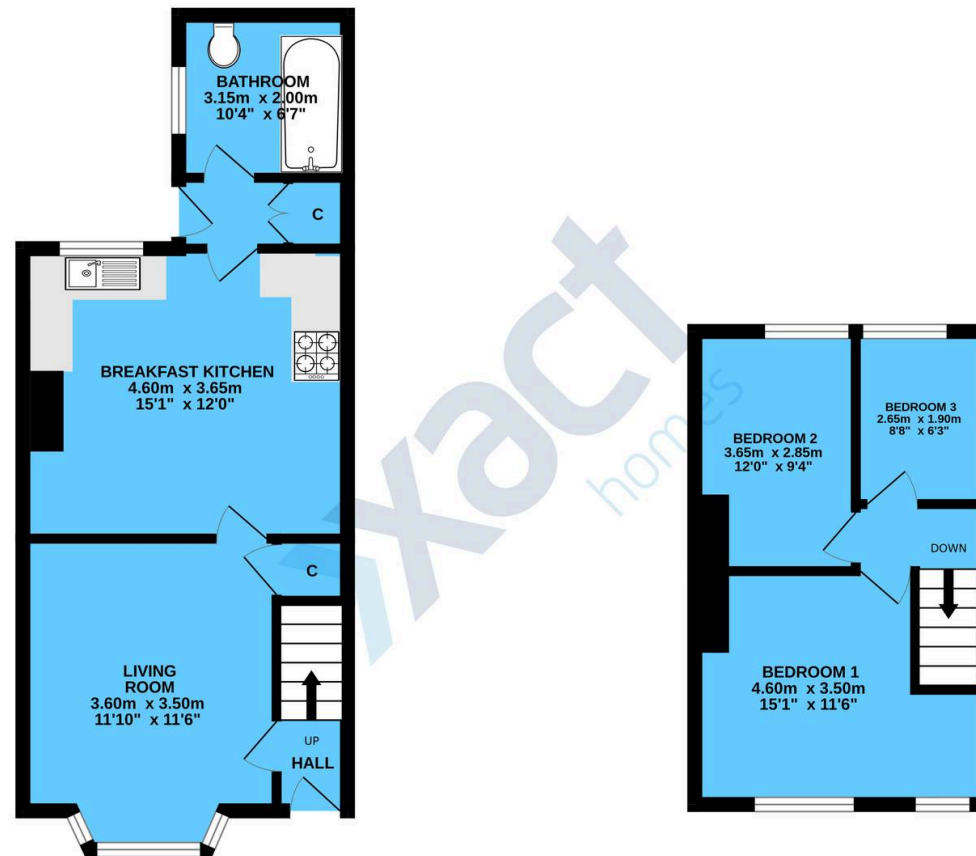
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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: 75.0 sq.m. (807 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

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