



Lapwing Drive, Hampton-In-Arden

Offers in Region of £525,000



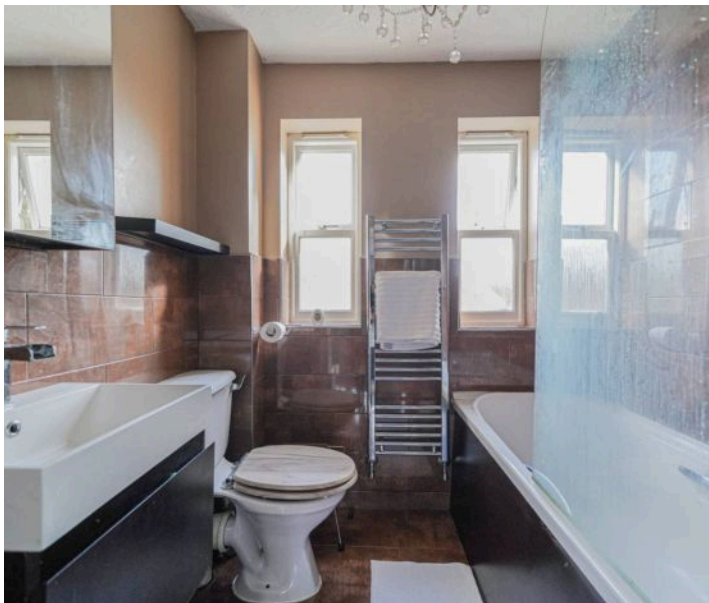


PROPERTY OVERVIEW

This discreetly located three bedroom detached property originally built by Bryant Homes has been remodelled internally to provide a showpiece breakfast kitchen and has in the past had planning approved for a two storey extension to the rear, the planning approval has now lapsed but could be potentially be reinstated. Being available to purchase with no onward chain the property provides potential purchasers with:- entrance hallway, living room, conservatory, breakfast kitchen with feature island, guest wc, three bedrooms (principal en-suite) and a family bathroom.

Outside the property stands in a private plot with a detached garage and driveway parking for multiple vehicles.

Viewing is strictly by appointment only with Xact Homes 01676 534 411.





PROPERTY LOCATION

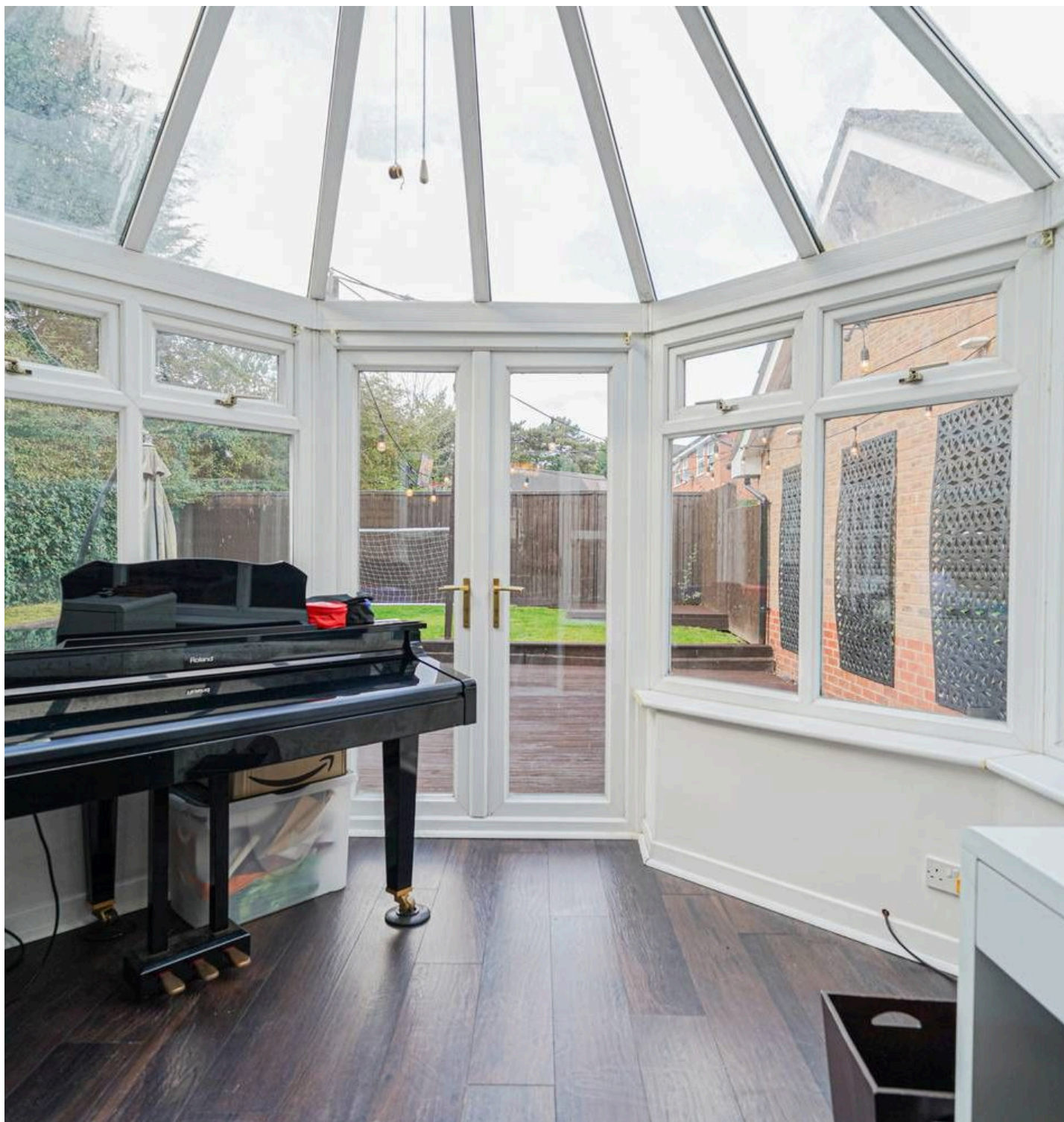
Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery, railway station and many local village groups and clubs. The village also boasts an excellent rated village school and is also surrounded by open 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, Airport and NEC.

Council Tax band: E

Tenure: Freehold



- Three Bedroom Detached
- Superb Breakfast Kitchen
- Living Room & Conservatory
- En-Suite Principal Bedroom
- Potential to Extend (STPP)
- Detached Garage & Driveway Parking
- Private West Facing Rear Garden



HALL

LIVING ROOM

16' 11" x 10' 2" (5.15m x 3.10m)

BREAKFAST KITCHEN

17' 9" x 16' 11" (5.40m x 5.15m)

CONSERVATORY

10' 10" x 10' 2" (3.30m x 3.10m)

GUEST WC

FIRST FLOOR

PRINCIPAL BEDROOM

16' 11" x 10' 6" (5.15m x 3.20m)

ENSUITE

BEDROOM TWO

9' 6" x 9' 2" (2.90m x 2.80m)

BEDROOM THREE

11' 4" x 7' 3" (3.45m x 2.20m)

BATHROOM

TOTAL SQUARE FOOTAGE

Total floor area: 100.1 sq.m. = 1077 sq.ft. approx.

OUTSIDE THE PROPERTY

DETACHED GARAGE

PRIVATE REAR GARDEN



ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, microwave, fridge freezer and dishwasher, all carpets, curtains and light fittings, fitted wardrobes in all bedrooms, garden shed.

ADDITIONAL INFORMATION

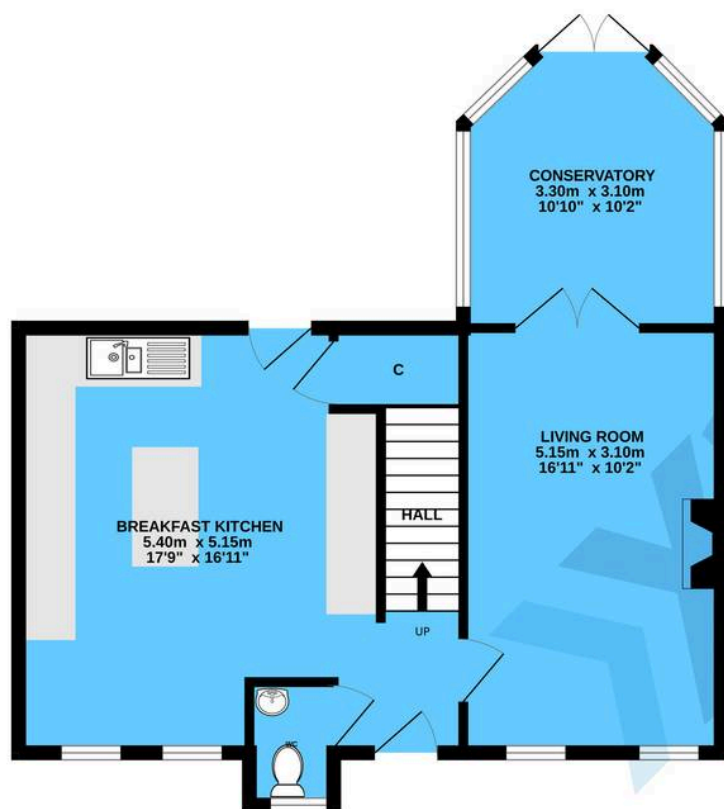
Services – Mains gas, electricity and water on a meter.
Loft – Partially boarded with ladder and lighting.
Broadband – Plusnet.

INFORMATION FOR POTENTIAL BUYERS

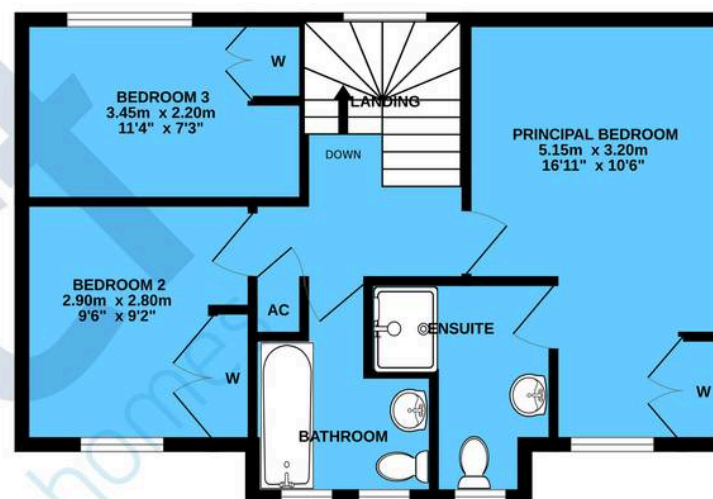
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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: 100.1 sq.m. (1077 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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