



Hampton Lane, Solihull

Guide Price £265,000







## PROPERTY OVERVIEW

Nestled in the heart of Solihull, this second-floor apartment presents an excellent opportunity for first-time buyers or investors seeking a property free from any upward chain. Upon entering, an inviting hallway greets you, offering ample storage solutions to keep your belongings neatly organised. The property boasts a spacious living and dining room, flooded with natural light and providing picturesque views overlooking the serene surrounds of the Marsh Lane Tennis Club. This room serves as the perfect space for relaxation and entertaining guests. The apartment features a well-appointed breakfast kitchen, providing a functional area for culinary pursuits. Both double bedrooms come complete with fitted storage options, offering convenience and maximising space efficiency. A family bathroom and separate toilet serve the property's needs with practicality and comfort in mind.

In addition to the internal features, this property also comes with the added benefit of a single garage situated in a separate block, ensuring secure parking and storage options for residents. The apartment is surrounded by wonderful communal gardens, creating a peaceful and verdant atmosphere for all to enjoy. Residents will also appreciate the convenience of available residents' parking, catering to their various transportation needs.







Situated in a quiet location, this apartment presents an ideal sanctuary within the vibrant community of Solihull. The exclusive view over the Marsh Lane Tennis Club adds a touch of tranquillity to the property's appeal. Local amenities, transport links, and recreational facilities are all easily accessible from this prime location, promising a lifestyle of convenience and comfort for its future occupants. In summary, this two-bedroom apartment offers a blend of practicality, comfort, and tranquillity within a sought-after Solihull location, making it a compelling choice for discerning buyers or investors looking to secure a property with excellent potential.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Leasehold







- Two Bedroom Second Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Over Looking Marsh Lane Tennis Club
- Abundance Of Natural Light Throughout
- Spacious Living / Dining Room
- Breakfast Kitchen
- Two Double Bedrooms With Fitted Wardrobes
- Single Garage & Residents Parking

#### **HALLWAY**

#### **LIVING / DINING ROOM**

21' 6" x 11' 8" (6.56m x 3.55m)

#### **BREAKFAST KITCHEN**

13' 0" x 11' 6" (3.95m x 3.50m)

#### **BEDROOM ONE**

11' 7" x 13' 5" (3.54m x 4.09m)

#### **BEDROOM TWO**

9' 0" x 9' 7" (2.75m x 2.92m)

#### **BATHROOM**

5' 10" x 5' 4" (1.77m x 1.63m)

#### **SEPARATE WC**

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 68.5 sq.m (737 sq. ft.) approx

#### **OUTSIDE THE PROPERTY**

#### **SINGLE GARAGE IN SEPARATE BLOCK**

#### **COMMUNAL GARDENS**

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

Oven, hob, all carpets, blinds and light fittings and fitted wardrobes in both bedrooms.





#### **ADDITIONAL INFORMATION**

Services - Mains gas, electricity and water on a meter.

Broadband - Virgin Service Charge - £1900.00 pa

Ground Rent - £0

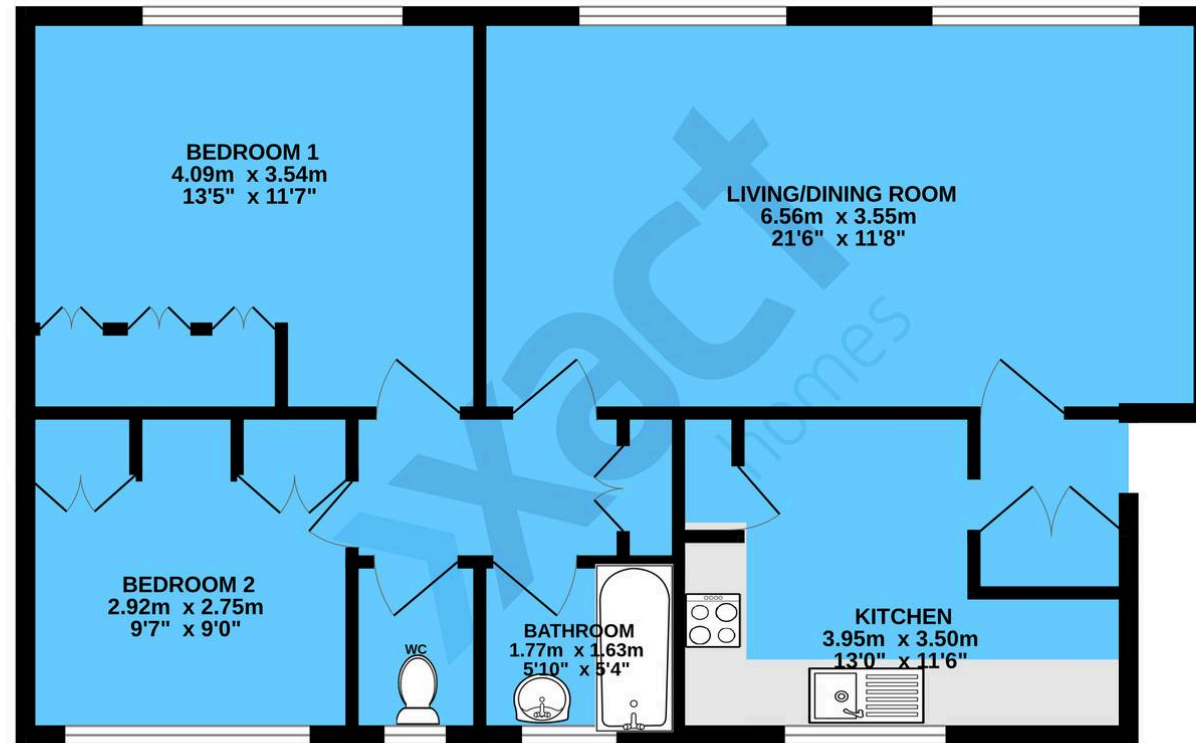
#### **INFORMATION FOR POTENTIAL BUYERS**

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



TOTAL FLOOR AREA : 68.5 sq.m. (737 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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