



Lapwing Drive, Hampton-In-Arden

Guide Price £575,000





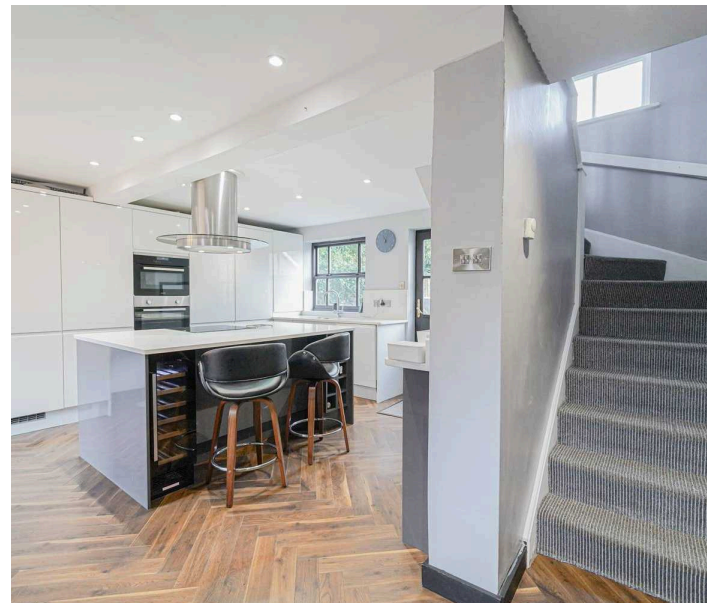


## PROPERTY OVERVIEW

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)

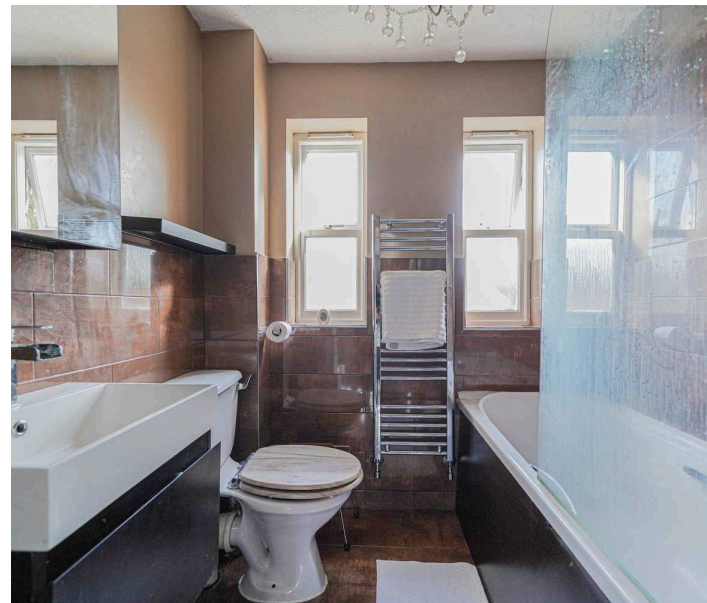
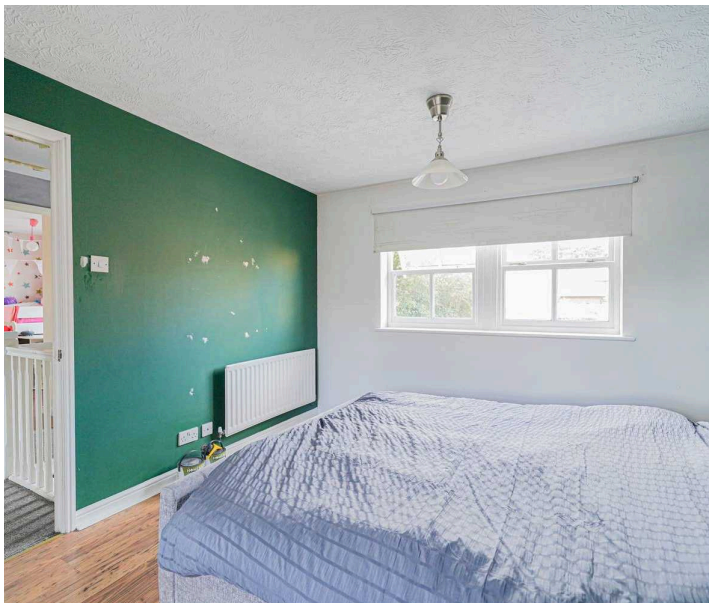
#### BEDROOM THREE

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.

### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents.

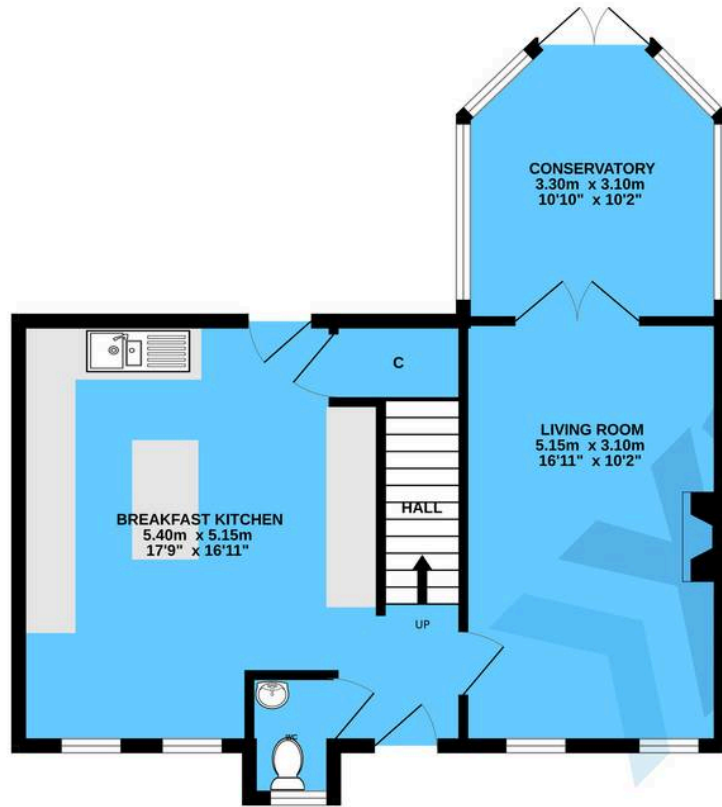
Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



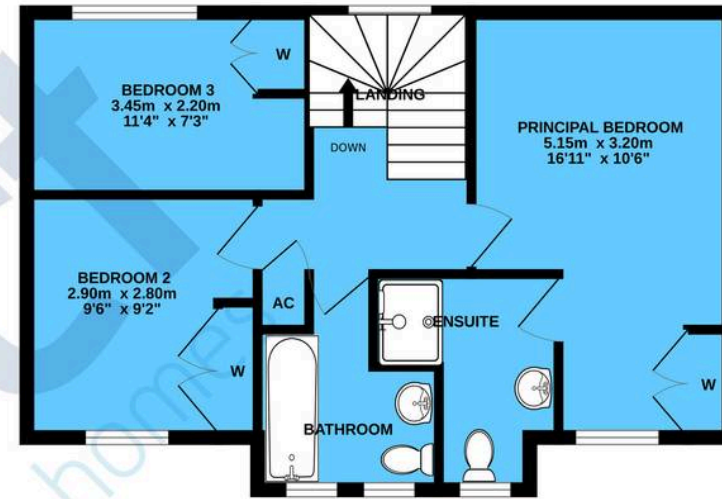




GROUND FLOOR



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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**Xact Homes**

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