



Hampton Lane, Solihull

Guide Price £265,000





PROPERTY OVERVIEW

We are pleased to present this immaculate two-bedroom second-floor apartment located in a prime location within walking distance to the town centre. Situated on a tranquil road, this residence offers a peaceful retreat while also providing convenient access to local amenities.

Upon entering, one is greeted by a spacious open plan living and dining room, perfect for entertaining guests or relaxing in comfort. The fitted kitchen boasts ample workspace for culinary enthusiasts. Continuing through the property, one will find two generously sized bedrooms ideal for both residents and visitors alike. The family bathroom with separate WC completes the layout, offering convenience and functionality.

Externally, the property benefits from lovely communal gardens that provide a serene environment for residents to enjoy. Additionally, a single garage in a detached block offers secure parking and additional storage space. This property presents an excellent opportunity for those seeking a well-appointed home in a sought-after location.





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: Share of Freehold

- Two Bedroom Second Floor Apartment
- Walking Distance To Town Centre
- Single Garage In Detached Block
- Quiet Road With Communal Gardens
- Spacious Open Plan Living / Dining Room
- Fitted Kitchen
- Two Generously Sized Bedrooms
- Family Bathroom With Separate WC





HALL

LIVING/DINING ROOM

21' 8" x 11' 6" (6.60m x 3.51m)

KITCHEN

12' 10" x 11' 6" (3.91m x 3.51m)

INNER HALL

BEDROOM ONE

13' 5" x 11' 6" (4.09m x 3.51m)

BEDROOM TWO

11' 8" x 9' 1" (3.56m x 2.77m)

BATHROOM

6' 7" x 5' 11" (2.01m x 1.80m)

SEPARATE WC

6' 7" x 3' 3" (2.01m x 0.99m)

TOTAL SQUARE FOOTAGE

75.4 sq.m (812 sq.ft) approx.

OUTSIDE THE PROPERTY

SINGLE GARAGE

COMMUNAL GARDENS



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

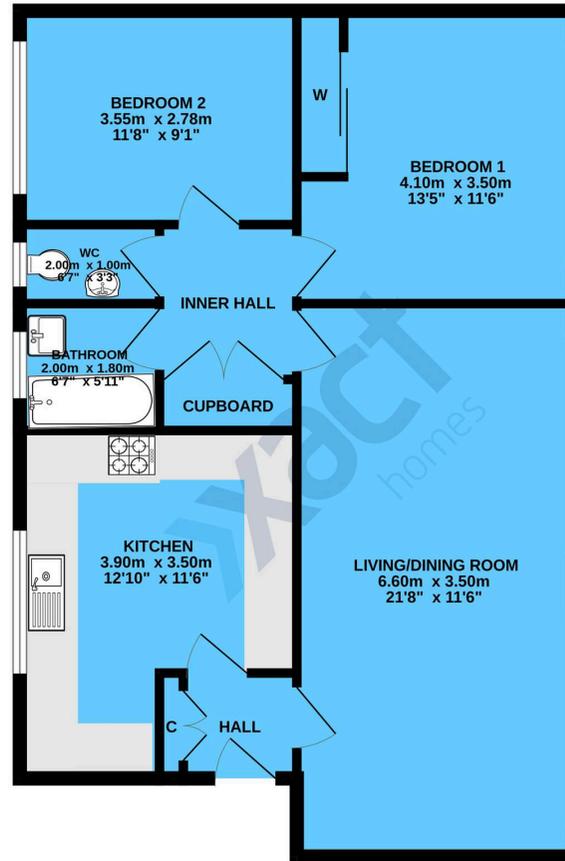
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers, water on a meter. Broadband - FTTP (fibre to the premises). Service charge - £2,300 pa (for 2025) - £1,800 pa (every other year). Ground rent - Nil.

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.

SECOND FLOOR



TOTAL FLOOR AREA: 75.4 sq.m. (812 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

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

