



Engine Mews, Hampton-In-Arden  
£550,000



## PROPERTY OVERVIEW

Located in the centre of Hampton-In-Arden within walking distance of the train station is this modern three bedroom semi-detached home which is available to purchase with no onward chain.

Providing approximately 1375 sq ft of living accommodation and standing in a private corner plot the property provides potential purchasers with: entrance hallway, breakfast kitchen with patio doors to the rear garden, dining / family room, dual aspect living room, three bedrooms (principal with en-suite & balcony) and a family bathroom.

Outside there is a good sized wrap around rear garden with patio area and allocated parking.

Viewing is by prior appointment only with Xact on 01676 534 411.



- Three Bedroom Semi Detached House
- Contemporary Kitchen Design
- Dual Aspect Living Room
- Principal Bedroom with En-Suite & Balcony
- Secluded Wrap Around Garden
- Central Village Location



## PROPERTY LOCATION

Hampton in Arden is a most delightful and sought after village which provides excellent local amenities including restaurants, country pub, shops, historic church with Norman origins, Doctors surgery, "outstanding" primary school, railway station and many local village groups and clubs. Easy access to the M42, Birmingham airport, NEC, Resorts World and Hampton-in-Arden & Birmingham International railway stations.

Council Tax band: E

Tenure: Freehold

## ENTRANCE HALLWAY

### WC

### LIVING ROOM

19' 0" x 11' 2" (5.79m x 3.40m)

### DINING/FAMILY ROOM

12' 2" x 8' 6" (3.71m x 2.59m)

### BREAKFAST KITCHEN

21' 4" x 8' 10" (6.50m x 2.69m)

## FIRST FLOOR

### PRINCIPAL BEDROOM

28' 7" x 14' 1" (8.71m x 4.29m)

### ENSUITE

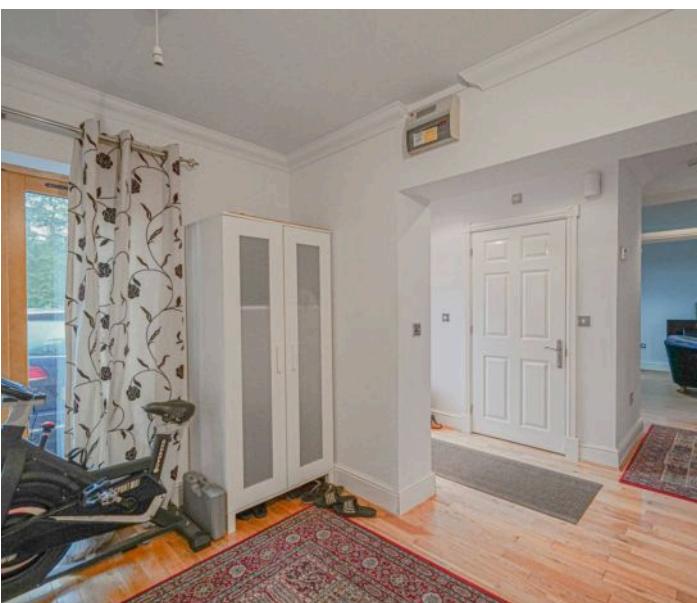
### BEDROOM TWO

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

### BEDROOM THREE

12' 2" x 7' 10" (3.71m x 2.39m)

### BATHROOM



**TOTAL SQUARE FOOTAGE**

129.0 sq.m (1389 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**WRAP AROUND GARDEN WITH PATIO AREA**

**PRIVATE PARKING**

**ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, dishwasher, garden shed, all carpets and light fittings and fitted wardrobes in three bedrooms.

**ADDITIONAL INFORMATION**

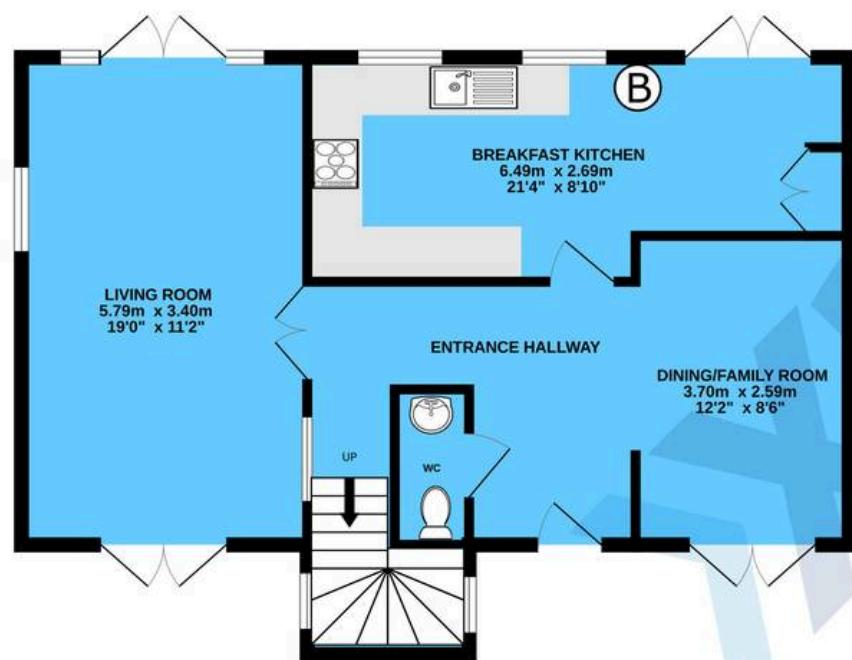
Services - mains water, gas, electricity and sewers.  
Broadband - FTTC (fibre to the cabinet). Service charge - £437 pa.

**INFORMATION FOR POTENTIAL BUYERS**

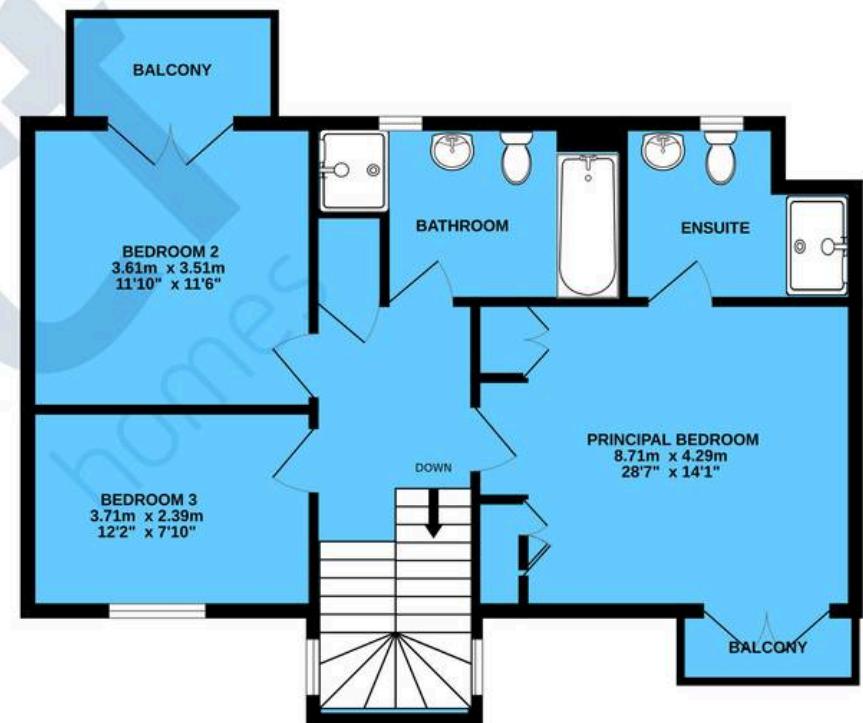
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 129.0 sq.m. (1389 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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