



Meriden Road, Hampton-in-Arden

Guide Price £1,035,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Standing on a wide south facing plot on the outskirts of Hampton-in-Arden is this beautifully presented family home that has been fitted out to the highest specification and provides a ready-to-move-into home offering approximately 3800 sq.ft of luxury living accommodation.

Presented in show-home condition throughout, with underfloor heating across the whole of the ground floor, the property provides potential purchasers with:- wide entrance hall with cantilever staircase to the first floor, a magnificent open plan breakfast kitchen with large feature island and bi-fold doors opening on to the rear garden, living room, large family room, study, bedroom five & a playroom / bedroom 6, boot room, guest WC and a utility room / spice kitchen. To the first floor there are four double bedrooms, all with their own en-suite facilities.

Outside, the property has electric gates to access the huge driveway, which provides extensive parking space for multiple vehicles / caravans / motorhomes, and wide south facing wrap around garden to the side / rear of the property.

Viewing of this exceptional property is strictly by appointment with Xact Homes on 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 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.

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Council Tax band: F

Tenure: Freehold





- For Sale By Modern Auction - T & C's Apply
- Subject To Reserve Price
- Buyers Fees Apply
- Five Bedroom Detached House
- Approximately 3800 sq ft
- High Specification Throughout
- Four En-Suite Double Bedrooms
- Ground Floor Guest Bedroom
- Wide South Facing Rear Garden, Gated Driveway with Extensive Parking Area
- Planning Permission to Build Leisure Building

ENTRANCE HALL

WC

BOOT ROOM

10' 4" x 7' 10" (3.15m x 2.40m)

STUDY

8' 8" x 5' 7" (2.65m x 1.70m)

BEDROOM FIVE

16' 5" x 8' 8" (5.00m x 2.65m)

LIVING ROOM

26' 3" x 17' 5" (8.00m x 5.30m)

FAMILY ROOM

21' 4" x 19' 8" (6.50m x 6.00m)

BOILER ROOM

9' 10" x 6' 7" (3.00m x 2.00m)

BREAKFAST KITCHEN

26' 3" x 19' 0" (8.00m x 5.80m)

UTILITY ROOM / SPICE KITCHEN

10' 2" x 9' 8" (3.10m x 2.95m)

SHOWER ROOM

6' 1" x 5' 5" (1.85m x 1.65m)

PLAYROOM / BEDROOM SIX

10' 4" x 9' 8" (3.15m x 2.95m)



FIRST FLOOR

PRINCIPAL BEDROOM

22' 4" x 15' 9" (6.80m x 4.80m)

ENSUITE

7' 9" x 4' 7" (2.35m x 1.40m)

BEDROOM TWO

22' 4" x 13' 11" (6.80m x 4.25m)

ENSUITE

6' 11" x 4' 7" (2.10m x 1.40m)

BEDROOM THREE

16' 5" x 15' 5" (5.00m x 4.70m)

ENSUITE

5' 11" x 4' 7" (1.80m x 1.40m)

BEDROOM FOUR

16' 5" x 15' 1" (5.00m x 4.60m)

ENSUITE

6' 7" x 4' 3" (2.00m x 1.30m)

TOTAL SQUARE FOOTAGE

353.0 sq.m (3800 sq.ft) approx.

OUTSIDE THE PROPERTY

GATED DRIVEWAY WITH EXTENSIVE PARKING SPACE

SOUTH FACING GARDEN

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, microwave, dishwasher, all blinds, all light fittings and underfloor heating.

ADDITIONAL INFORMATION

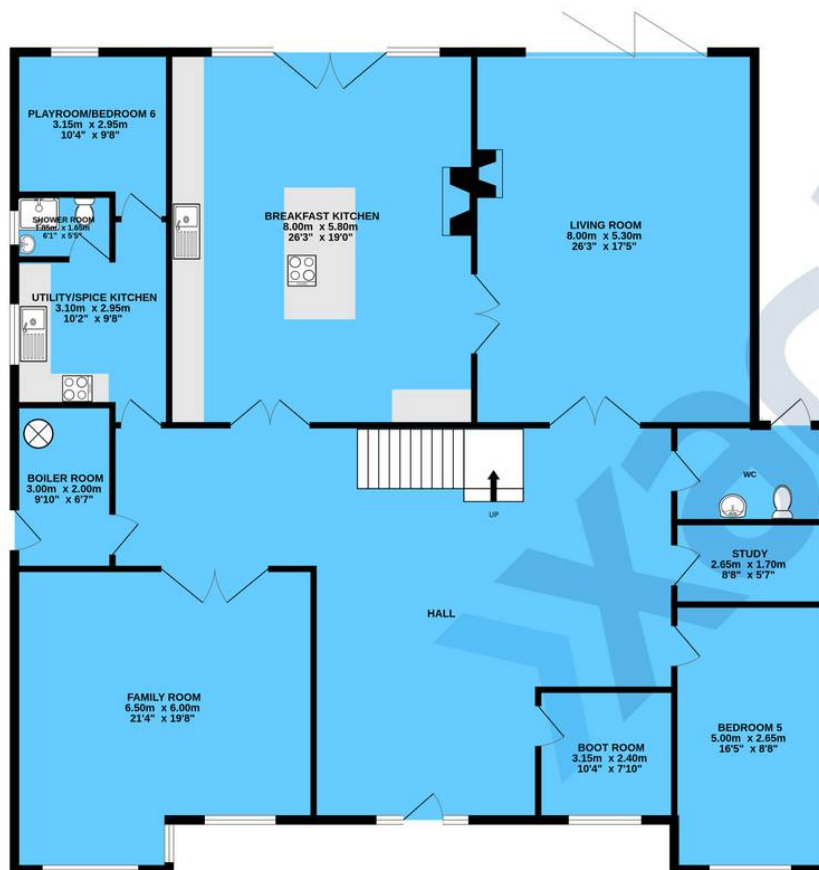
Services – direct mains water, sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

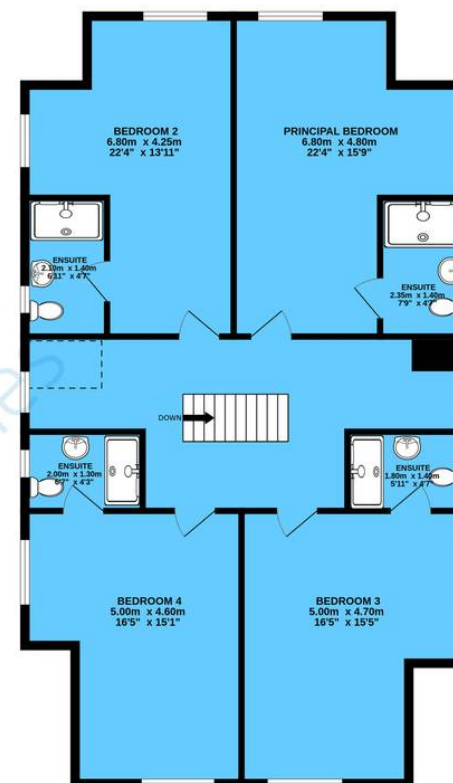
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 353.0 sq.m. (3800 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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