



Meadow Drive, Hampton-in-Arden
£385,000





PROPERTY OVERVIEW

This significantly extended two bedroom mid-terrace property is beautifully presented throughout and would be ideally suited to a first time buyer or someone looking to downsize to the centre of Hampton-In-Arden. Situated in a quiet cul-de-sac, the property provides potential buyers with :- entrance hallway, lounge, stunning open plan breakfast kitchen, guest WC, two bedrooms and a re-fitted family shower room.

Outside, the property has a west facing rear garden and a fore-garden, which could potentially be converted into a driveway. The property also benefits from a garage in an adjacent block.

Viewing is by appointment with Xact 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.

Council Tax band: C

Tenure: Freehold





- Extended Two Bedroom Mid-Terrace
- Beautifully Presented Throughout
- Open Plan Breakfast Kitchen
- Lounge with Woodburner
- Re-Fitted Family Shower Room
- West Facing Rear Garden



- Garage in Separate Block
- Quiet Cul-de-Sac Location



ENTRANCE HALLWAY

LOUNGE

12' 6" x 12' 4" (3.80m x 3.75m)

BREAKFAST KITCHEN

17' 9" x 15' 9" (5.40m x 4.80m)

WC

FIRST FLOOR

PRINCIPAL BEDROOM

13' 0" x 10' 2" (3.95m x 3.10m)

BEDROOM TWO

11' 2" x 9' 2" (3.40m x 2.80m)

SHOWER ROOM

6' 7" x 5' 11" (2.00m x 1.80m)

TOTAL SQUARE FOOTAGE

76.0 sq.m (818 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE EN BLOC

WESTERLY FACING GARDEN



ITEMS INCLUDED IN THE SALE

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

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTC (fibre to the cabinet). Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

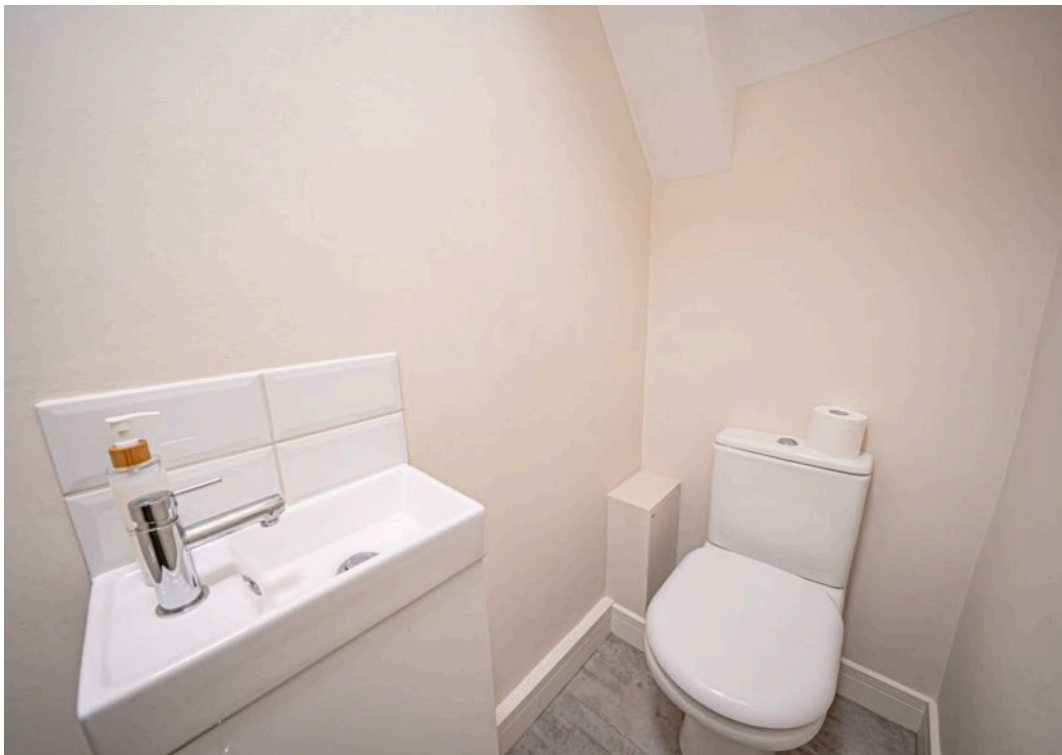
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

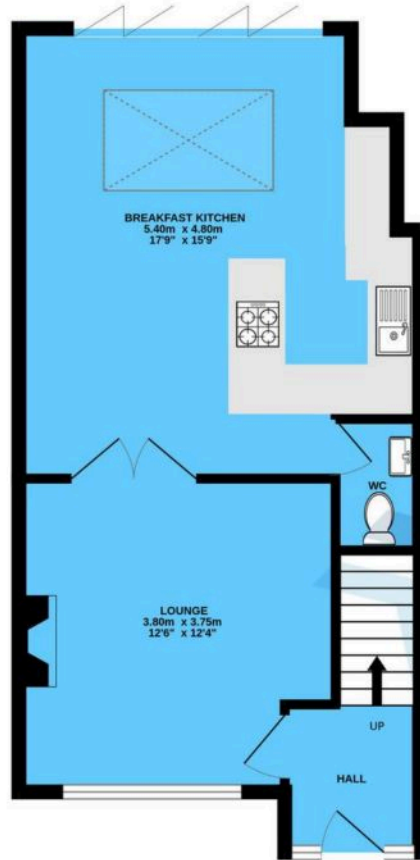
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

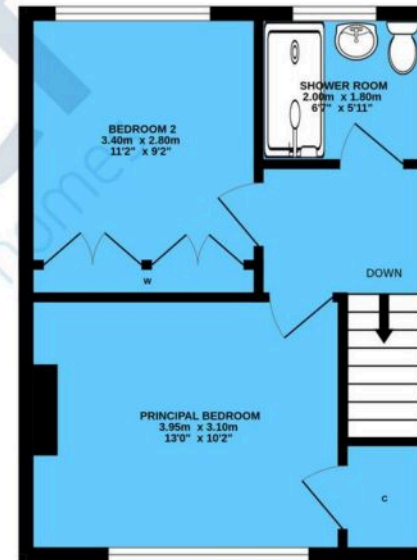
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 76.0 sq.m. (818 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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