



Marsh Lane, Hampton-In-Arden

Offers in Region of £325,000





PROPERTY OVERVIEW

Situated in the centre of Hampton-In-Arden is this recently refurbished two bedroom ground floor retirement apartment for the over 55's which is available to purchase with no onward chain. Being gas centrally heated and benefitting from a recently refitted kitchen, Porcelenosa shower room and having been re-decoration throughout the property provides potential purchasers with; entrance hall, attractive dual aspect lounge, refitted kitchen, two bedrooms, principal bedroom with en-suite toilet, modern shower room, garage and allocated parking space.

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

- Ground Floor Two Bedroom Apartment
- Over 55's Development
- No Onward Chain
- Dual Aspect Lounge
- Recently Re-Furbished Throughout
- Updated Kitchen & Bathroom
- Gas Central Heating
- 100+ Year Lease
- Garage & Allocated Parking Space





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: D

Tenure: Leasehold

ENTRANCE HALL

LOUNGE

18' 10" x 11' 10" (5.74m x 3.61m)

KITCHEN

8' 8" x 6' 11" (2.64m x 2.11m)

PRINCIPAL BEDROOM

14' 11" x 8' 8" (4.55m x 2.64m)

WC

BEDROOM TWO

8' 11" x 8' 4" (2.72m x 2.54m)

TOTAL SQUARE FOOTAGE

69.1 sq.m (744 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

ALLOCATED PARKING





ITEMS INCLUDED IN THE SALE

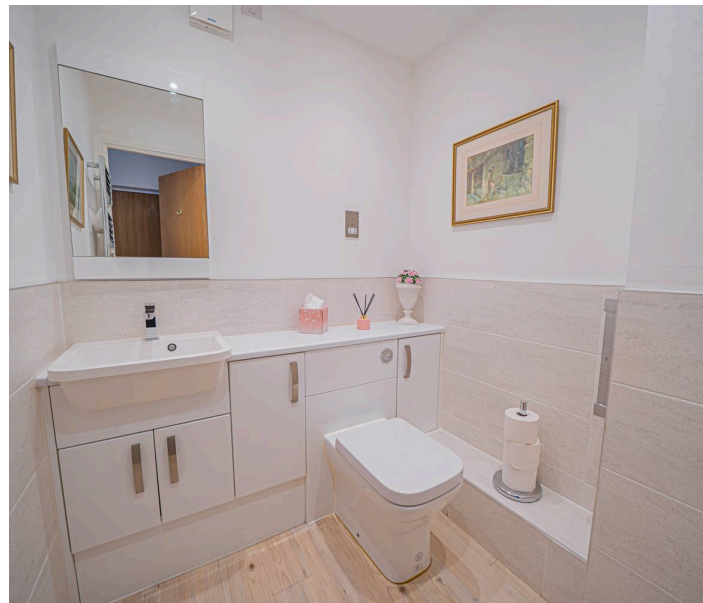
Integrated oven, integrated hob, extractor, microwave, fridge/freezer, washer/dryer, electric garage door, all carpets, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

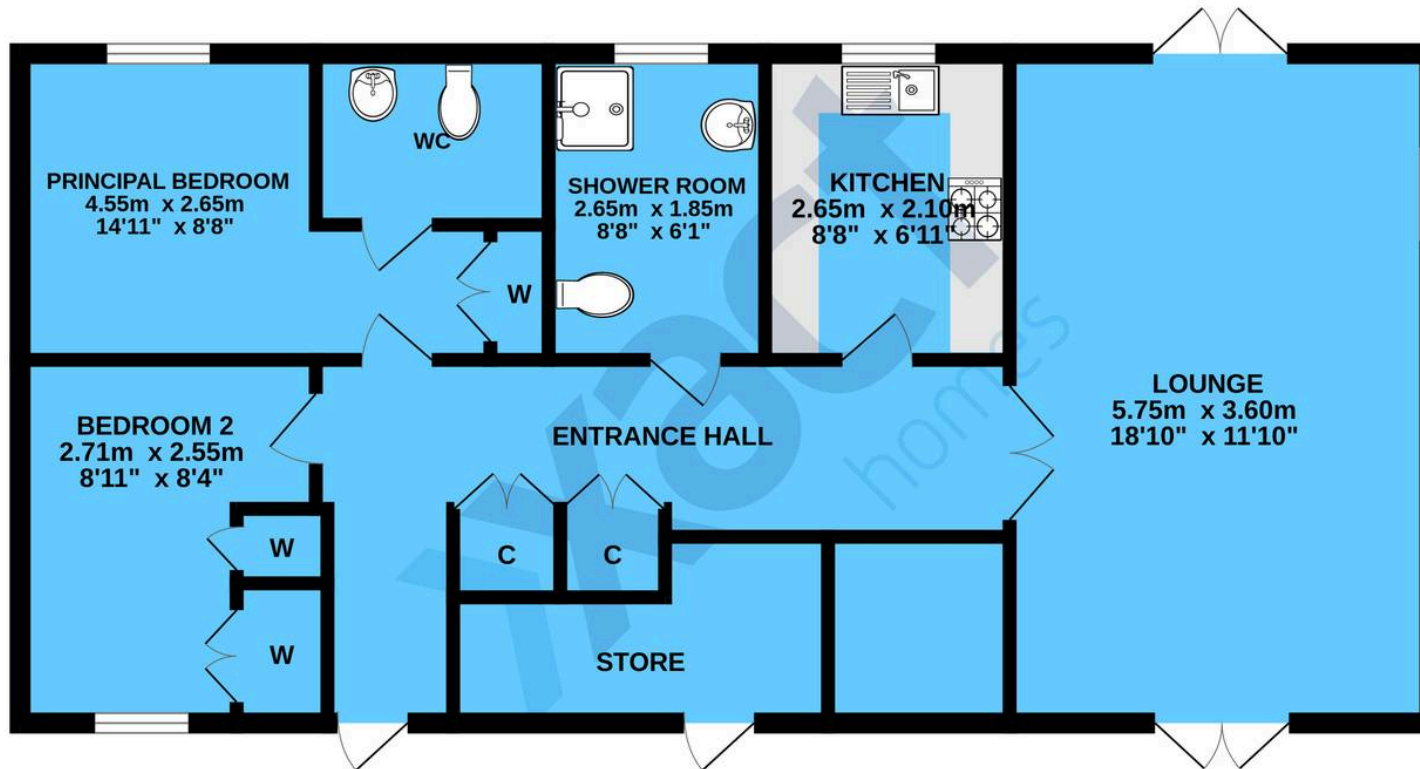
Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire (not currently connected). Services charge - £1,792 pa (for 2025). Ground rent - £100 pa.

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



TOTAL FLOOR AREA : 69.1 sq.m. (744 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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