



Hampton Lane, Solihull

Guide Price £285,000







## PROPERTY OVERVIEW

Presented to the market with no upward chain, this superb two bedroom ground floor apartment is ideally situated in the heart of Solihull, offering a prime location within easy walking distance of the town centre, shops, and renowned restaurants. Overlooking beautifully maintained foregardens, the property is perfectly suited for downsizers and investors alike, combining comfort, convenience, and a sense of community.

Upon entering, you are welcomed by an entrance hallway that provides ample storage space, setting the tone for the well-planned interiors throughout. The expansive open plan living/dining room is flooded with natural light, thanks to large windows and sliding doors that open directly to a private patio seating area, making it an inviting space for relaxation or entertaining guests. The modern fitted kitchen features fully integrated appliances and generous storage solutions, catering to both every-day living and culinary pursuits.

Both double bedrooms are thoughtfully designed with fitted wardrobes, ensuring plentiful storage and a clutter-free environment. The family bathroom is appointed with a contemporary walk-in shower, offering both style and practicality.

Additional benefits include ample parking for residents and a single garage located in a detached block, providing secure and convenient parking or further storage options.







This apartment represents a rare opportunity to secure a spacious, low-maintenance home in one of Solihull's most desirable locations, with every amenity just a short stroll away.

#### 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: Leasehold



- Two Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Walking Distance To All Local Amenities & Town Centre
- Ideal For Downsizers & Investors
- Spacious Living / Dining Room
- Abundance Of Natural Light Throughout
- Modern Kitchen & Bathroom
- Two Double Bedrooms With Fitted Wardrobes
- Residents Parking & Detached Single Garage
- Private Patio & Well Maintained Communal Gardens

**ENTRANCE HALLWAY**

5' 4" x 3' 6" (1.62m x 1.07m)

**LIVING/DINING ROOM**

11' 5" x 21' 7" (3.47m x 6.58m)

**KITCHEN**

11' 4" x 12' 8" (3.46m x 3.86m)

**BEDROOM ONE**

11' 10" x 13' 3" (3.61m x 4.04m)

**BEDROOM TWO**

11' 5" x 9' 0" (3.48m x 2.74m)

**BATHROOM**

6' 4" x 8' 11" (1.92m x 2.73m)

**TOTAL SQUARE FOOTAGE**

74.0 sq.m (794 sq.ft) approx.

**OUTSIDE THE PROPERTY****PRIVATE PATIO SEATING****AMPLE PARKING****SINGLE GARAGE**



**ITEMS INCLUDED IN THE SALE**

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

**ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Service charge - £2,309.51 pa. 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.

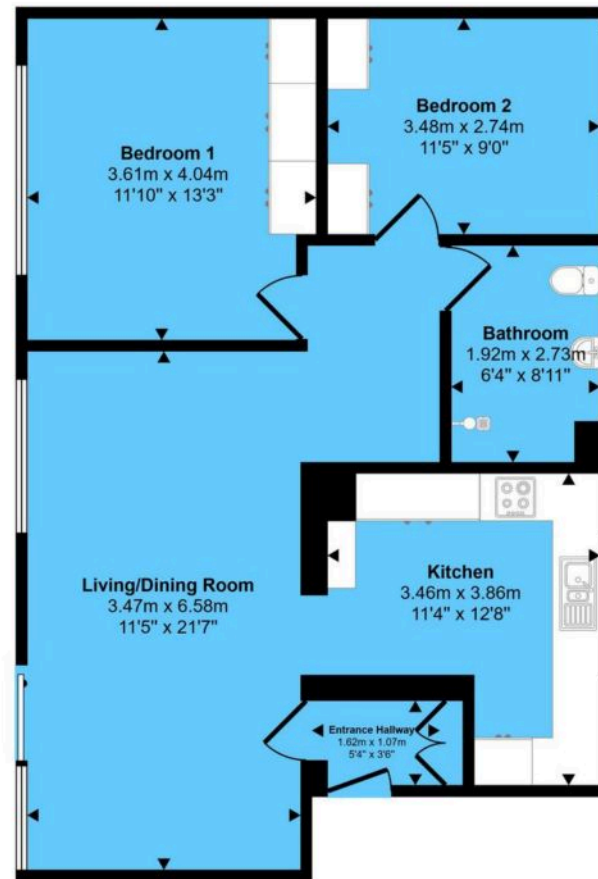
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Approx Gross Internal Area  
74 sq m / 794 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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