



Fentham Road, Hampton-In-Arden
£225,000

xact
HOMES



PROPERTY OVERVIEW

This unusually spacious three bedroom first floor apartment is located in the centre of Hampton-in-Arden and is available to buy with no onward chain, providing an excellent opportunity for buyers seeking a straightforward and efficient purchase process. The property offers significant potential to modernise and refurbish to the new owner's taste, making it an appealing prospect for those looking to create a bespoke living space.

Upon entering, you are greeted by a welcoming hallway that leads to a generous lounge / dining room, which benefits from ample natural light and flexible space for both seating and dining areas. The separate kitchen is functional and well-sized, with scope for some updating.

Benefitting from warm air central heating & UPVC double glazing, the property provides potential purchasers with; entrance hallway, large L-shaped lounge / dining room, fitted kitchen, three bedrooms (all with fitted wardrobes), bathroom with corner bath, ample shared parking for residents and a single garage.





The property benefits from a long lease, providing peace of mind for owner-occupiers and investors alike. Residents enjoy access to unallocated parking spaces, making it convenient for multiple vehicles or visiting guests, in addition to a private garage that offers valuable storage or secure parking. Positioned in a central village location, this apartment enjoys easy access to a range of local amenities, including shops, the sports club and Hampton train station.

Viewing is by prior 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: Leasehold

- Three Bedroom Apartment
- No Onward Chain
- First Floor
- Potential to Modernise & Refurbish
- Gas Central Heating
- Long Lease
- Unallocated Parking Spaces & Garage
- Central Village Location

**ENTRANCE HALLWAY**

LOUNGE / DINING ROOM
18' 10" x 15' 4" (5.74m x 4.68m)

KITCHEN
12' 2" x 7' 3" (3.71m x 2.22m)

PRINCIPAL BEDROOM
13' 0" x 10' 1" (3.95m x 3.08m)

BEDROOM TWO
13' 3" x 8' 8" (4.05m x 2.65m)

BEDROOM THREE
9' 5" x 6' 9" (2.86m x 2.05m)

BATHROOM
8' 9" x 5' 11" (2.67m x 1.80m)

TOTAL SQUARE FOOTAGE
82.0 sq.m (880 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE****OFF STREET UNALLOCATED PARKING**



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in all three bedrooms.

ADDITIONAL INFORMATION

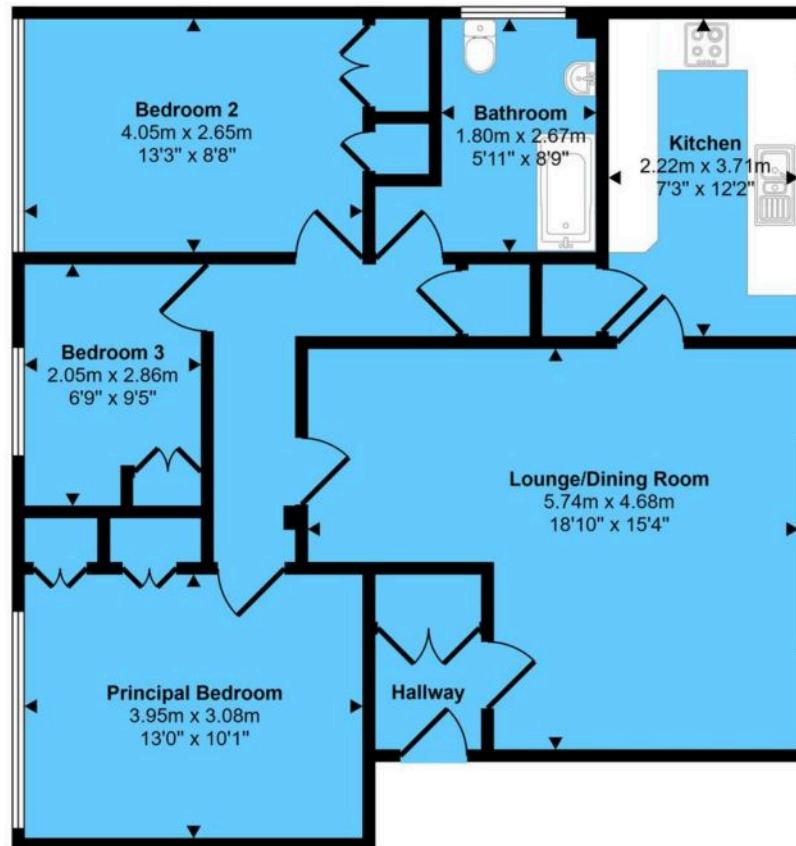
Services – direct mains water (with water meter), sewers and electricity. Loft – partially boarded. Service charge – £1,302.00 pa. Ground rent – £40.00 pa. Insurance – £469.00 pa.

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.



Approx Gross Internal Area
82 sq m / 880 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.

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