



Hampton Lane, Solihull

Guide Price £250,000





PROPERTY OVERVIEW

This impressive three bedroom ground floor apartment presents an exceptional opportunity for buyers seeking a spacious and conveniently located home, offered to the market with no upward chain. Situated in a prime location within walking distance to the Town Centre and all major public transport links, the property is set within well maintained communal grounds, providing a sense of community and a tranquil environment. The apartment benefits from an abundance of natural light throughout, creating an inviting and airy atmosphere in every room. The spacious living and dining room is a highlight of the home, featuring sliding doors that open to a private patio seating area (perfect for relaxing or entertaining guests). The generously sized fitted kitchen is well appointed, offering ample storage and worktop space to accommodate all culinary needs. Each of the three bedrooms is versatile and generously proportioned, allowing for a range of uses such as guest rooms, a home office, or additional family accommodation. The family bathroom is well presented and functional, serving the needs of a busy household. Residents will appreciate the ample parking available, along with the added benefit of a garage located in a separate block, providing secure storage or additional parking as required.



This apartment is ideally suited to a variety of buyers, including professionals, downsizers, and families looking for a low-maintenance lifestyle in a highly sought-after area. With its combination of space, natural light, and excellent location, this property represents a rare opportunity to acquire a home that effortlessly blends comfort, practicality, and convenience. Early viewing is highly recommended to fully appreciate the quality and potential of this superb apartment.

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: Share of Freehold



- Three Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Walking Distance Of Town Centre
- Abundance Of Natural Light Throughout
- Open Plan Living / Dining Room
- Sliding Doors Opening To Patio Seating Area
- Well Maintained Communal Grounds
- Ample Parking & Single Garage



PORCH

LIVING/DINING ROOM

11' 3" x 18' 1" (3.44m x 5.52m)

KITCHEN

11' 3" x 12' 8" (3.43m x 3.87m)

INNER HALL

BEDROOM ONE

11' 4" x 11' 0" (3.45m x 3.36m)

BEDROOM TWO

11' 5" x 9' 11" (3.49m x 3.02m)

BEDROOM THREE

8' 0" x 8' 2" (2.44m x 2.49m)

BATHROOM

6' 3" x 5' 8" (1.90m x 1.72m)

SEPARATE WC

OUTSIDE THE PROPERTY

GARAGE EN BLOCK

AMPLE PARKING

COMMUNAL GROUNDS

PRIVATE PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Caple integrated oven, Caple integrated hob, Caple extractor, fridge/freezer, washing machine, all carpets, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Service charge - £2,309.50 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.

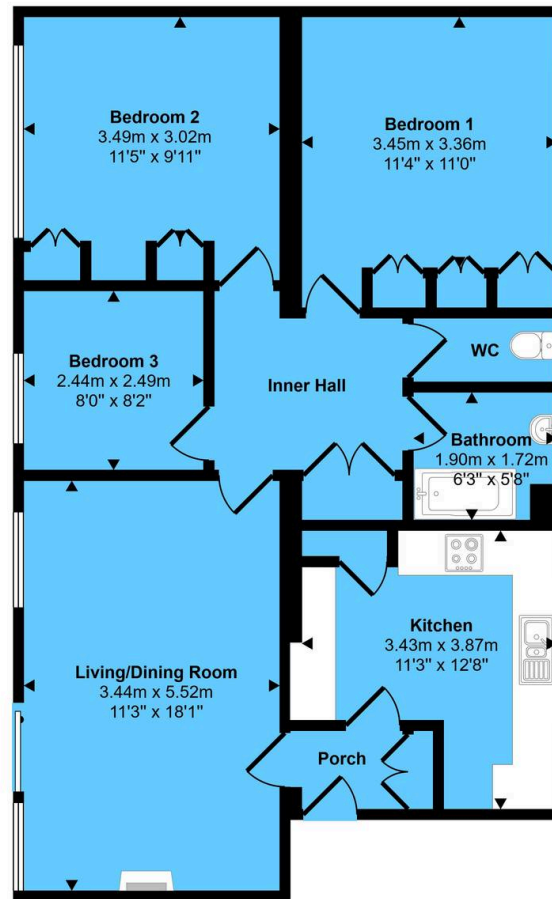
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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
82 sq m / 878 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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