



Peel Close, Hampton-in-Arden

Offers Over £500,000



PROPERTY OVERVIEW

This extended four bedroom semi-detached property offers deceptively spacious accommodation in excess of 1400sq ft and provides exceptional value to family buyers looking for a well proportioned home in the centre of the village. Being available to purchase with no onward chain, benefiting from a good size rear garden and having been extended and modernised by the present owners this ready to move into home offers potential purchasers; enclosed porch, entrance hallway, modern open plan breakfast kitchen with seating area, living room, utility room / office, shower room / guest WC, four bedrooms and a family bathroom.

Outside the property benefits from a good size East facing rear garden with tiered patio area, wooden play centre with slide / swings and a garden shed; to the front of the property is a drive providing off road parking for up to three vehicles.

Viewing is by appointment with Xact Homes 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: D

Tenure: Freehold

- Four Bedroom Semi-Detached
- Approximately 1400 sq ft
- Well Presented Throughout
- Open Plan Breakfast Kitchen
- Good Size Rear Garden
- No Onward Chain
- Driveway Parking For Up To Three Vehicles





PORCH

ENTRANCE HALLWAY

BREAKFAST KITCHEN

26' 11" x 21' 0" (8.20m x 6.40m)

LIVING ROOM

15' 1" x 14' 9" (4.60m x 4.50m)

UTILITY ROOM / OFFICE

14' 5" x 7' 3" (4.40m x 2.20m)

SHOWER ROOM / GUEST WC

7' 3" x 6' 7" (2.20m x 2.00m)

FIRST FLOOR

BEDROOM ONE

12' 6" x 11' 10" (3.80m x 3.60m)

BEDROOM TWO

15' 9" x 10' 2" (4.80m x 3.10m)

BEDROOM THREE

12' 6" x 9' 10" (3.80m x 3.00m)

BEDROOM FOUR

11' 5" x 8' 2" (3.48m x 2.50m)

BATHROOM

7' 10" x 4' 6" (2.38m x 1.38m)

TOTAL SQUARE FOOTAGE

Total floor area: 136.0 sq.m. = 1464 sq.ft. approx.





OUTSIDE THE PROPERTY

EAST FACING REAR GARDEN

WOODEN PLAY CENTRE WITH SLIDE / SWINGS

GARDEN SHED

ITEMS INCLUDED IN SALE

Neff integrated oven, Neff integrated hob, extractor, all carpets, some curtains, some blinds, fitted wardrobes in bedroom two, all light fittings and a garden shed.

ADDITIONAL INFORMATION

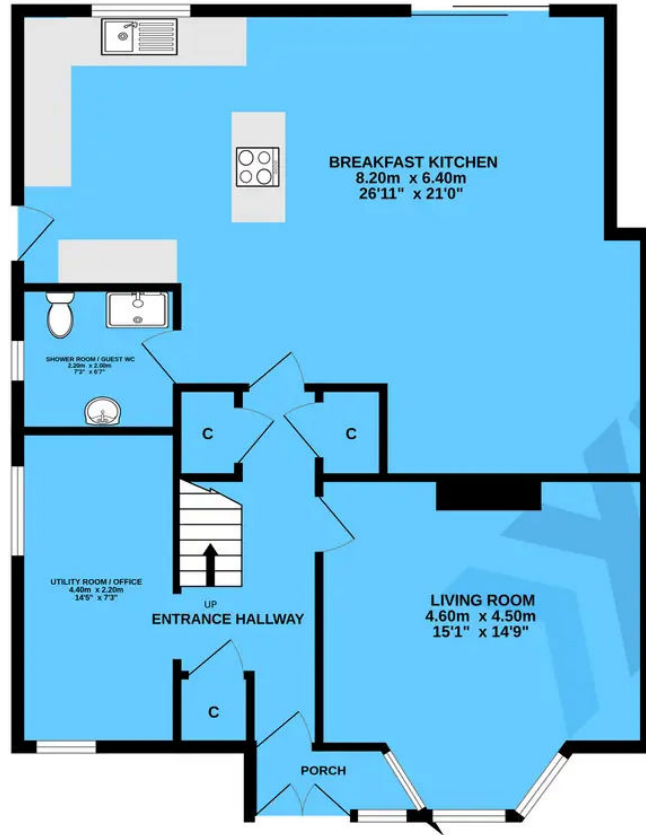
Services - mains gas, electricity and mains sewers.

MONEY LAUNDERING REGULATIONS

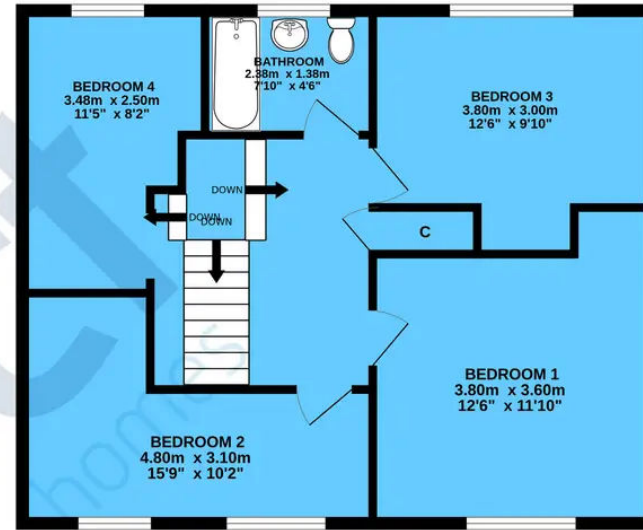
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 136.0 sq.m. (1464 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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