



Meriden Road, Hampton-In-Arden

Offers in Region of £395,000





PROPERTY OVERVIEW

Set within the sought after village of Hampton In Arden - ideal for those wanting to venture into the countryside and nature. The village is abundant with beautiful local walks on the doorstep of this fantastic property, perfect for dog owners, bird watchers or just keen nature lovers. This three bedroom Victorian terrace is available to purchase with no onward chain and is ideally located for access to the train station, George Fentham School and all village amenities (Library, Gym, Pharmacy, Bakery, Post Office, Sports Club and much more). The property can be lived in straight away, is a great rental opportunity and has lots of potential of becoming your perfect home. Being well maintained with further scope to modernise and extend (STPP) the property provides potential purchasers with:- large living room with full height bay window, breakfast kitchen and family bathroom and to the first floor three well proportioned bedrooms and sash windows.

Neighbours have tailored their property with loft conversions, re-located the bathroom upstairs. And there's even potential to extend the kitchen and diner.





Although the property does not have allocated parking, there is sufficient space immediately in front of the property for the house and neighbouring properties. Additional, at the rear of the property is the train station car park with additional spacing for home owners. Outside the house, there is a long Southerly facing rear garden with a garage which is accessible from the rear. If you have vision this will be a perfect happy home. Viewing is strictly by appointment only 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: D

Tenure: Freehold

- Traditional Victorian Mid-Terrace
- Breakfast Kitchen
- Three Bedrooms
- Long South Facing Rear Garden
- Ideally Located for Access to Hampton Train Station
- Garage to the Rear





HALL

LIVING ROOM

11' 10" x 11' 6" (3.61m x 3.51m)

BREAKFAST KITCHEN

15' 1" x 12' 0" (4.60m x 3.66m)

BATHROOM

10' 4" x 6' 7" (3.15m x 2.01m)

FIRST FLOOR

BEDROOM ONE

15' 1" x 11' 6" (4.60m x 3.51m)

BEDROOM TWO

12' 0" x 9' 4" (3.66m x 2.84m)

BEDROOM THREE

8' 8" x 6' 3" (2.64m x 1.91m)

TOTAL SQUARE FOOTAGE

75 sq.m (807 sq.ft) approx.

OUTSIDE THE PROPERTY

GARDEN

GARAGE



ITEMS INCLUDED IN THE SALE

All carpets, blinds and light fittings.

ADDITIONAL INFORMATION

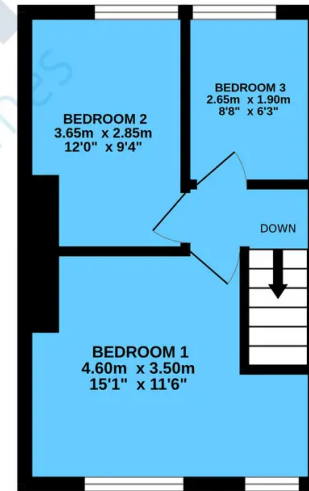
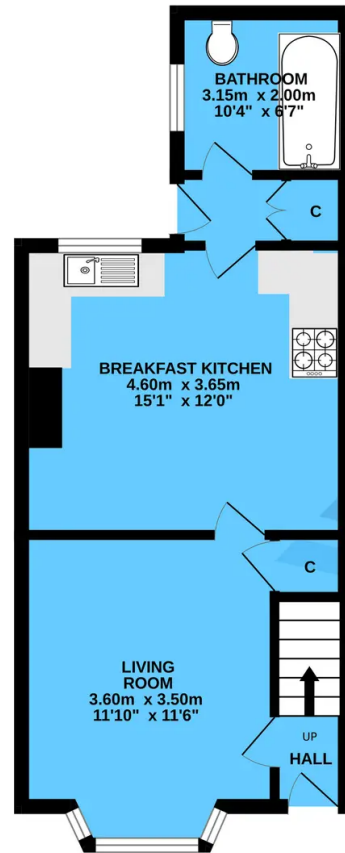
Services - mains gas and electricity. Loft space - boarded with ladder and lighting.

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: 75.0 sq.m. (807 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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