



## Fentham Road, Hampton-in-Arden

Offers Over £385,000







## PROPERTY OVERVIEW

Situated in the centre of Hampton-In-Arden therefore being perfectly located for access to the train station and village amenities, is this well maintained three bedroom Victorian terrace home which requires internal inspection to fully appreciate the size and quality of the accommodation available. Having been updated & modernised by the present owner the property offers potential purchasers a ready to move into home that provides :- lounge, dining room, modern fitted kitchen, three bedrooms and a family bathroom.

To the rear is a West facing courtyard garden with raised patio area and a sundeck which is accessible from the first floor and two garden sheds.

Viewing is 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: B

Tenure: Freehold

- Traditional Victorian Terrace
- Three Bedrooms
- Lounge, Dining Room & Fitted Kitchen
- Modern Family Bathroom
- Central Village Location
- West Facing Courtyard Garden







#### **LOUNGE**

13' 11" x 11' 4" (4.24m x 3.45m)

#### **DINING ROOM**

13' 11" x 11' 2" (4.24m x 3.40m)

#### **KITCHEN**

9' 2" x 8' 4" (2.79m x 2.54m)

#### **FIRST FLOOR**

#### **BEDROOM TWO**

13' 9" x 8' 4" (4.19m x 2.54m)

#### **BEDROOM THREE**

7' 5" x 7' 3" (2.26m x 2.21m)

#### **BATHROOM**

7' 3" x 6' 7" (2.21m x 2.01m)

#### **SECOND FLOOR**

#### **BEDROOM ONE**

14' 3" x 12' 0" (4.34m x 3.66m)

#### **TOTAL SQUARE FOOTAGE**

83 sq.m (893 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **COURTYARD GARDEN**



**ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch integrated fridge, Bosch fridge/freezer, Bosch dishwasher, AEG washer dryer, all carpets, curtains and blinds, some light fittings, two garden sheds and front bedroom wardrobe.

**ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers.

**MONEY LAUNDERING REGULATIONS**

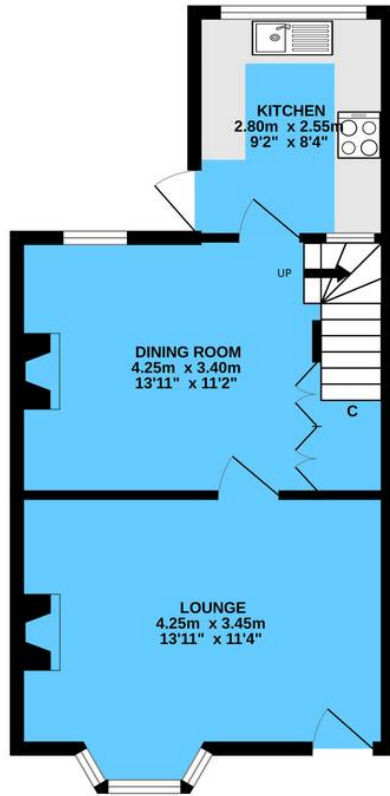
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



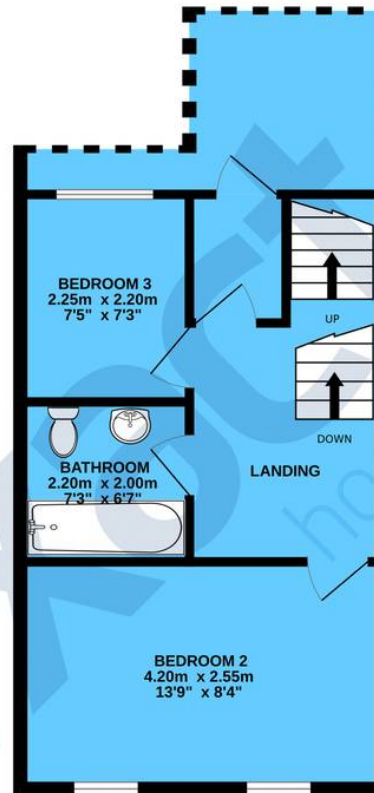




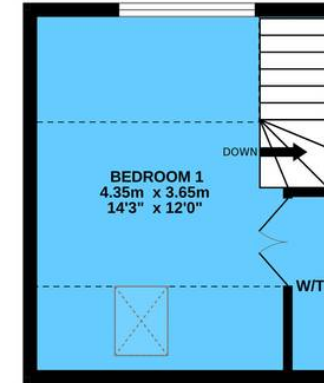
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 83.0 sq.m. (893 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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# Xact Homes

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