Hampton Lane, Solihull

Guide Price **£549,500**

xact HOMES

PROPERTY OVERVIEW

A stunning three-bedroom first-floor apartment, this property is set within the prestigious Malvern Grange development, a collection of six luxury apartments situated behind the elegant facade of a Victorian-style house. Perfectly positioned within walking distance to all local amenities and Solihull Town Centre, this home has been tastefully updated by the current owners and is flooded with natural light throughout. Upon entering, you are welcomed by a spacious entrance hallway offering ample storage solutions. The heart of the home is an impressive open-plan living room, complete with a Juliet balcony that allows sunlight to pour in, creating a bright and inviting atmosphere. The newly updated kitchen and dining area is a delightful space, featuring ample work surfaces and high-quality integrated appliances, ideal for both every-day living and entertaining. The apartment boasts three generously sized bedrooms. The large principal bedroom benefits from a private dressing room and a stylish en-suite bathroom, while bedroom two has its own en-suite and the third bedroom (currently used as a home office, offering flexibility for remote working or study) is served via a family bathroom. Additional features include lift access to all floors, secure gated underground parking for two vehicles, and a private store room located downstairs for extra convenience.

The outside space at Malvern Grange is equally impressive, providing residents with a tranquil and beautifully maintained environment. The communal gardens are thoughtfully landscaped, featuring well-established shrubs, colourful borders, and mature trees that offer both privacy and a picturesque outlook. A large patio seating area is perfect for relaxing outdoors, socialising with neighbours, or enjoying al fresco dining during the warmer months. The secure gated entrance ensures peace of mind, while the underground parking area is easily accessible and offers protection for your vehicles throughout the year. This exclusive development combines the charm of period architecture with the comfort and security of contemporary living, making it an exceptional choice for those seeking a refined lifestyle in the heart of Solihull. Whether you are looking for a spacious family apartment or a stylish home with excellent transport links and amenities on your doorstep, this property is sure to exceed your expectations. Early viewing is highly recommended to fully appreciate all that this remarkable home has to offer.

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: F

Tenure: Leasehold

- Impressive Three Bedroom First-Floor Apartment
- Prime Location Close To All Local Amenities, Shops & Town Centre
- Secure Underground Parking For Two Cars & Private Store Room
- Recently Update Kitchen With Integrated Appliances
- Principal Bedroom With En-Suite & Dressing Room
- Large Living Room With Juliet Balcony
- Beautifully Maintained Communal Grounds
- Lift Access To All Floors
- Two En-suites & A Family Bathroom

LIFT ACCESS TO ALL FLOORS

HALLWAY

LIVING ROOM
21' 7" x 17' 3" (6.57m x 5.26m)

KITCHEN / DINER
16' 1" x 9' 11" (4.89m x 3.02m)

PRINCIPAL BEDROOM
15' 8" x 11' 9" (4.78m x 3.59m)

DRESSING AREA

ENSUITE
8' 1" x 5' 11" (2.47m x 1.80m)

BEDROOM TWO
12' 0" x 10' 10" (3.66m x 3.31m)

ENSUITE
8' 4" x 4' 8" (2.55m x 1.41m)

BEDROOM THREE / OFFICE
10' 9" x 9' 6" (3.28m x 2.89m)

GUEST BATHROOM
7' 8" x 6' 7" (2.33m x 2.00m)

TOTAL SQUARE FOOTAGE
137.0 sq.m (1478 sq.ft) approx.

OUTSIDE THE PROPERTY

SECURE GATED UNDERGROUND PARKING FOR TWO VEHICLES

COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE
AEG oven, induction hob and microwave, Neff dishwasher and extractor, Hisense fridge freezer and John Lewis washing machine, CCTV, all carpets, curtains, blinds and light fittings, fitted wardrobes and bedroom furniture in bedroom one, fitted wardrobes in bedroom two and fitted office furniture in bedroom three.

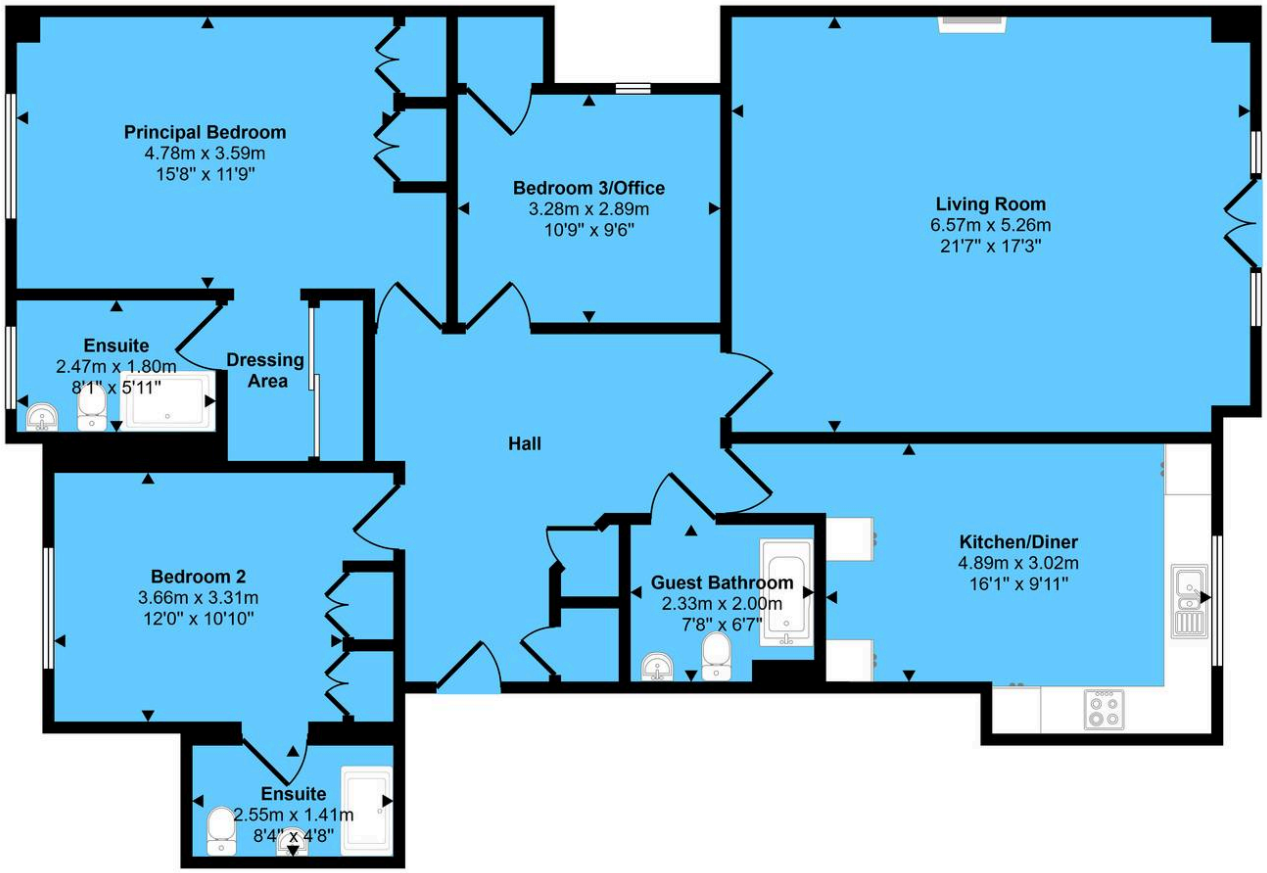
ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Service Charge - £4260.68 pa - 978 years remaining on the lease.

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
137 sq m / 1478 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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