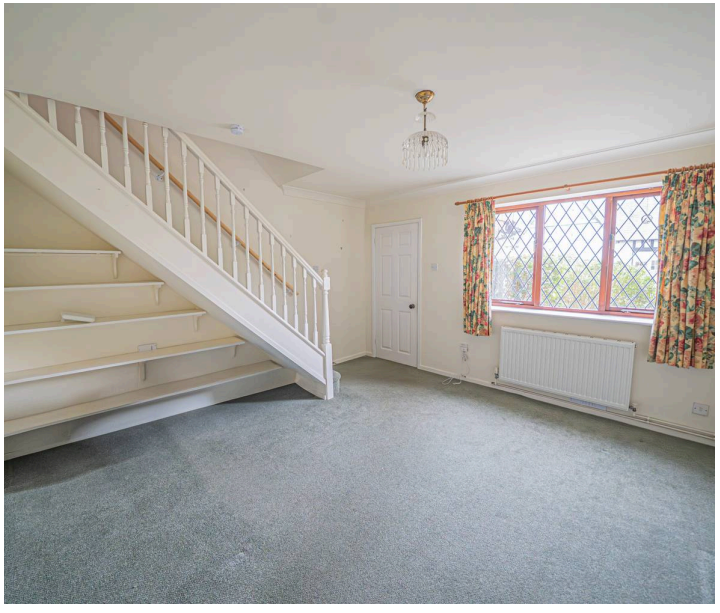


Old Station Road, Hampton-In-Arden

Guide Price £250,000

xact HOMES







PROPERTY OVERVIEW

Situated in the heart of the desirable village of Hampton-In-Arden, this two bedroom mid terrace house offers an excellent opportunity for buyers seeking a home with potential. Set behind a smart block paved driveway, the property is accessed via a welcoming entrance hallway. The lounge, positioned at the front of the house, features a charming fireplace and provides a comfortable space for relaxation. To the rear, the breakfast kitchen offers views over the garden and presents ample space for dining and everyday living. Upstairs, two well proportioned bedrooms are serviced by a family bathroom, making this property ideal for first time buyers, professionals, or those looking to downsize. The property is offered with no upward chain, providing a straightforward purchase process. While the house is in need of modernisation, it represents a wonderful chance to create a bespoke home tailored to your own taste and requirements. The location is highly convenient, being within walking distance of Hampton-In-Arden village centre and its array of amenities, including shops, eateries, and local services. To the rear of the property, you will find a westerly facing garden that enjoys afternoon and evening sunshine. The garden features a full width patio, perfect for al fresco dining or entertaining guests during the warmer months.







Beyond the patio, the garden offers a manageable lawn area, providing space for children to play or for keen gardeners to create their own outdoor haven. The garden is enclosed by fencing, offering privacy and security. At the front, the block paved driveway provides off road parking for residents or visitors, a valuable feature in this popular village location. The outdoor spaces complement the interior accommodation and offer scope for further landscaping or improvement, should you wish to enhance the property's appeal. With its excellent location, generous outside space, and potential for modernisation, this property presents an exciting opportunity to secure a home in the sought after Hampton-In-Arden community. Early viewing is highly recommended to appreciate the possibilities this home has to offer.

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



- Two Bedroom Mid Terrace House
- In Need Of Modernisation
- No Upward Chain
- The Property Is Comprised Of A Lounge To The Front & A Breakfast Kitchen To The Rear
- Two Well Proportioned Bedrooms and a Family Bathroom
- Westerly Facing Garden with a Full Width Patio
- Single Garage
- Set Behind A Block Paved Driveway
- Set Within Walking Distance To Hampton-In-Arden Village

ENTRANCE HALLWAY

LOUNGE
12' 7" x 13' 1" (3.83m x 3.98m)

BREAKFAST KITCHEN
12' 6" x 8' 2" (3.82m x 2.50m)

FIRST FLOOR

BEDROOM ONE
9' 5" x 11' 7" (2.86m x 3.52m)

BEDROOM TWO
6' 6" x 9' 10" (1.97m x 3.00m)

BATHROOM
5' 11" x 5' 3" (1.81m x 1.61m)

OUTSIDE THE PROPERTY

GARAGE
8' 6" x 16' 4" (2.58m x 4.97m)

TOTAL SQUARE FOOTAGE
66.0 sq.m (708 sq.ft) approx.

OFF ROAD PARKING

REAR GARDEN WITH FULL WIDTH PATIO



ITEMS INCLUDED IN THE SALE

Sold as seen.

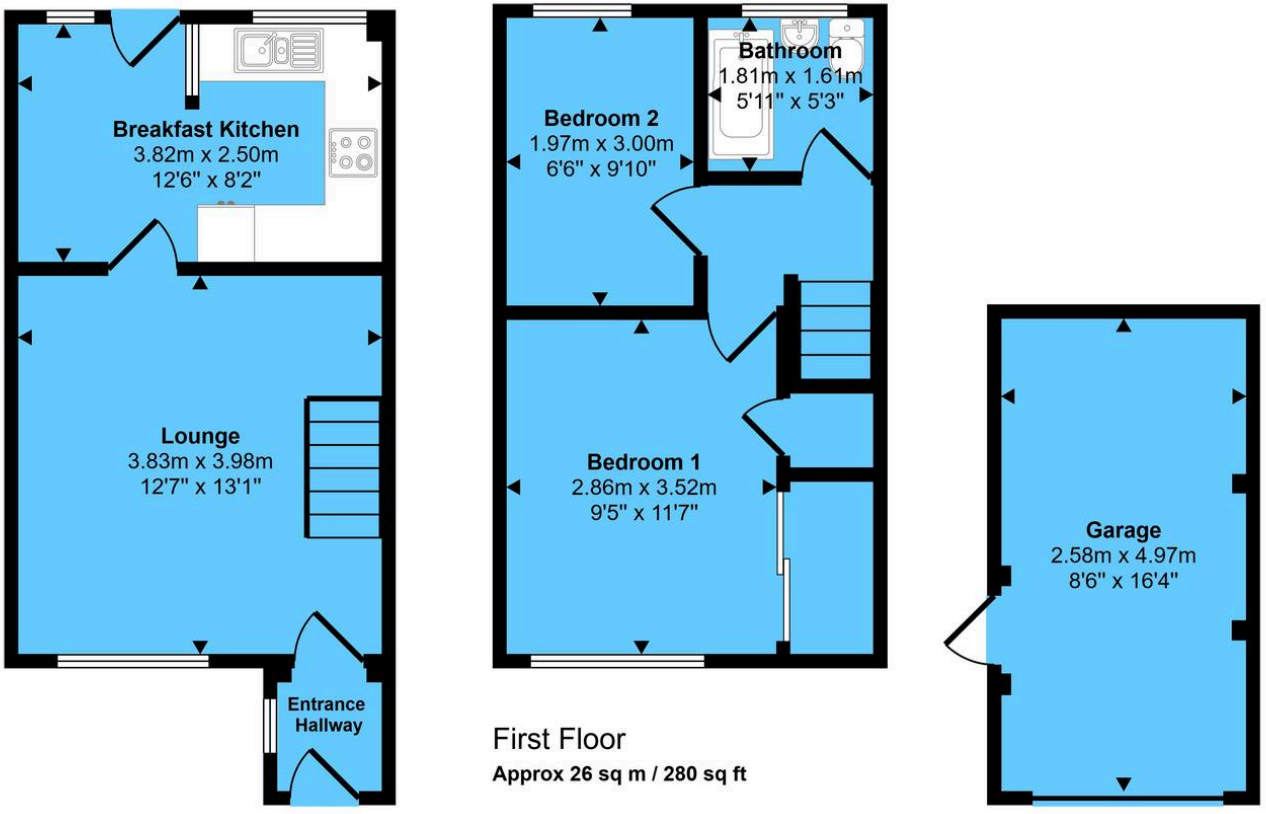
ADDITIONAL INFORMATION

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

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
66 sq m / 708 sq ft



Ground Floor
Approx 27 sq m / 290 sq ft

First Floor
Approx 26 sq m / 280 sq ft

Garage
Approx 13 sq m / 138 sq ft

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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