Bartleys
Estate Agents









30 High Street, Hampton-in-Arden, Solihull B92 0AA

Price Guide £270,000

- Idyllic Village Cottage
- Picturesque Location
- Two Bedrooms
- No Chain
- Cottage Style Garden
- Energy Efficiency Rating - D

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A pretty quintessential cottage that oodles bags of charm located in the picturesque village of Hampton-in-Arden. A fantastic property for any commuter and perfect opportunity to put your stamp on a fabulous home. The accommodation briefly comprises vestibule, guest cloakroom/wc, beamed living room with feature fireplace, breakfast kitchen, two bedrooms, family bathroom & delightful mature cottage garden. No Chain

APPROACH
Steps lead to a glazed front door giving access to:-

VESTIBULE
Ceramic tiled floor, single panel radiator, doors to cloakroom/WC and lounge.

CLOAKROOM/WC
Low level flush WC, handwash basin with vanity cupboard, ceiling light point, single panel radiator, ceramic tiled floor.

LOUNGE
11' 10" (3.6M) X 14' 1" (4.3M)
Ornamental feature fire place with coal effect gas fire (currently disconnected), double panel radiator, ceiling light point, shelving into recessed areas, single glazed bay window to the front aspect, door to:-



BREAKFAST KITCHEN
13' 9" (4.2M) X 8' 6" (2.6M)
A range of wall and base units with co-ordinated work surfaces, stainless steel single drain sink unit, space for a washing machine, provision for a gas cooker, two ceiling light points, electric panel heater, single glazed windows to the rear and side aspects, door leading to enclosed staircase to first floor, glazed door leads to a small vestibule leading to the garden.





SPLIT LEVEL LANDING
Ceiling light point, single panel radiator, doors to bedroom one, bedroom two and bathroom.



BEDROOM ONE (REAR)
14' 9" (4.5M) X 8' 2" (2.5M)
Double panel radiator, ceiling light point, single glazed window to the rear aspect.

BEDROOM TWO (FRONT)
11' 6" (3.5M) X 7' 7" (2.3M)
Double panel radiator, ceiling light point, single glazed window to the front aspect.

BATHROOM
Coloured three piece suite comprising low level flush WC, pedestal hand wash basin, panel bath with thermostatic shower unit, chrome towel radiator, ceramic tiling to splash prone areas, obscure single glazed window to the side aspect, airing cupboard with Worcester combi boiler and shelving.



COTTAGE-STYLE GARDEN
A delightful, well-stocked cottage-style garden with an abundance of shrubs and plants and block paved patio area and pathway that winds through the mature foliage to the boundary. There is a gate leading to a pedestrian walkway to the side of the property.

TENURE
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.





First Floor

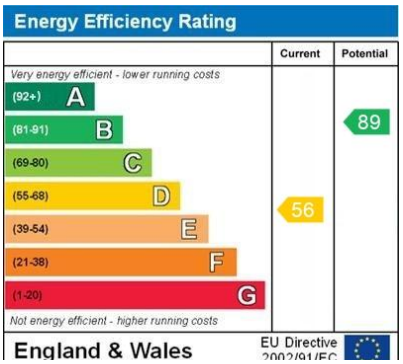


Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items

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