



Follyfoot, Bradnocks Marsh Lane, Hampton-in-Arden B92 0LL £425,000

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Key Features

Canopy Porch / Reception Hall
 Guest Cloakroom
 Living Room / Dining Room
 Breakfast Kitchen
 Galleried Landing
 Four Bedrooms
 Re-Fitted En-Suite Shower Room
 Re-Fitted Bathroom
 Oil Fired Central Heating
 Double Glazing
 Gated Driveway Parking / Garage
 Established Gardens

Follyfoot is an attractive, four bedroomed, detached family home, enjoying a convenient semi-rural location and enviably situated in the highly regarded village of Hampton in Arden.

Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

Vendor's Comments

I have loved every minute of living at Follyfoot. It is a warm friendly home ideally situated, surrounded by countryside yet within minutes of a major railway station, bus routes, schools and shopping.

The peaceful garden has been cherished but because of my busy life I've ensured it is low maintenance. The house lends itself to socialising and I have enjoyed being able to enjoy many parties.

My neighbours on both sides are friendly and supportive which means we look out for each other, ensuring continuing safety. The crime rate in the area is negligible and both local primary and secondary schools locally are highly regarded and easily accessible.

Local Authority

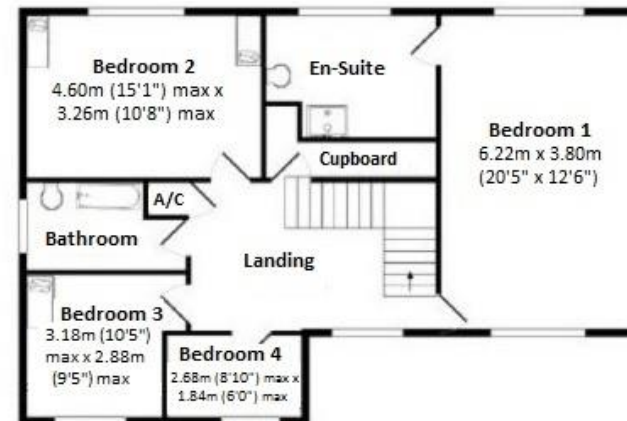
Solihull Metropolitan Borough Council

Viewing Arrangements

Telephone: 01676 534040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

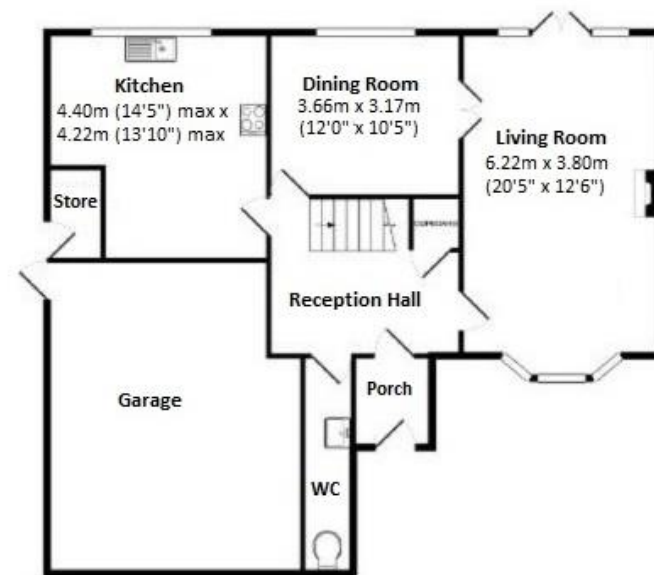
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	58
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			50
(21-38) F		36	
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		



ON THE FIRST FLOOR

Approx. 91.8 sq. metres (988.2 sq. feet)



ON THE GROUND FLOOR

Approx. 81.0 sq. metres (871.6 sq. feet)

Total Area: approx 172.8 sq. metres (1859.8 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



