



57 Old Station Road, Hampton in Arden B92 0HA

£225,000

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## Key Features

Entrance Porch / Living Room  
 Re-Fitted Breakfast Kitchen  
 Conservatory  
 Three Bedrooms / Re-Fitted Bathroom  
 Electric Storage Heating  
 Majority Secondary Glazing  
 Driveway Parking  
 Garage En-Bloc  
 Cottage Style Rear Garden  
 No Chain

57 Old Station Road is a charming, thoughtfully extended, modern style, town house residence, enviably situated within Hampton in Arden and enjoying delightful views over rural countryside

## 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

We think the house is very pretty and the accommodation is warm and cosy. We particularly enjoy the views to the front and our courtyard garden which is an absolute breeze to maintain. Hampton in Arden is a wonderful village to live in - all of our neighbours are friendly and the local school, shops and amenities are excellent. We shall miss living here.

## Local Schools

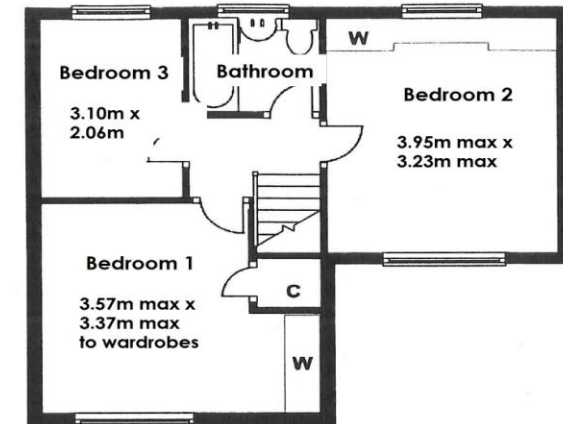
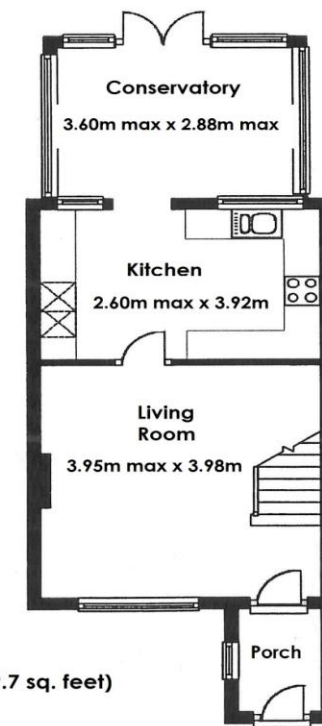
George Fentham Endowed School

## Local Authority

Solihull Metropolitan Borough Council

## Viewing Arrangements

Telephone: 01564 784040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



**57 Old Station Road - Floorplan**  
 Total area: approx 75.1 sq. metres (808.7 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.

