



17-19 Hampton Lane,

50% Shared Ownership £50,000

- **FIRST FLOOR FLAT**
- **OPEN PLAN LOUNGE / KITCHEN**
- **SERVICE CHARGE INC MEALS & BILLS**
- **RESIDENTS LOUNGE**
- **IDEAL LOCATION**
- **TWO DOUBLE BEDROOMS**
- **SHOWER ROOM**
- **RESIDENTS PARKING**
- **UPVC DOUBLE GLAZING**
- **NO UPWARD CHAIN**

The apartment is located on Hampton Lane just off the A41 Warwick Road close to the town centre of Solihull offering an excellent array of shopping facilities, a wide choice of restaurants and bars and with convenient access to Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

The property is conveniently situated for Solihull School, St Martin's Girls School along with Malvern and Brueton Parks, pleasant areas of public open space with a tea room, wildlife centre, duck pond, tennis court and children's play area.

There is easy access via the A41 to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station making this an ideal location therefore for those looking for modern spacious accommodation close to so many amenities and good transport links.

The apartments are set back from the road behind visitor parking leading to a communal entrance door into a foyer with mail boxes and further secure entrance door to a welcoming communal hallway where this property is located on the first floor

LOUNGE / KITCHEN
22'10" (max) x 18'4" (max) (6.96m (max) x 5.59m (max))



Having ceiling light points, wall mounted heater, and UPVC windows to rear in lounge. To the kitchen, a range of wall, drawer and base units with work surfaces over, sink unit with drainer and mixer tap, integrated oven with hob and cooker hood, tiled splashbacks, space for washing machine, integrated fridge/freezer and storage cupboard

BEDROOM ONE
16'4" x 11'4" (4.98m x 3.45m)



Having ceiling light point, wall mounted heater and window to rear

BEDROOM TWO
13'7" (max) x 7'10" (4.14m (max) x 2.39m)



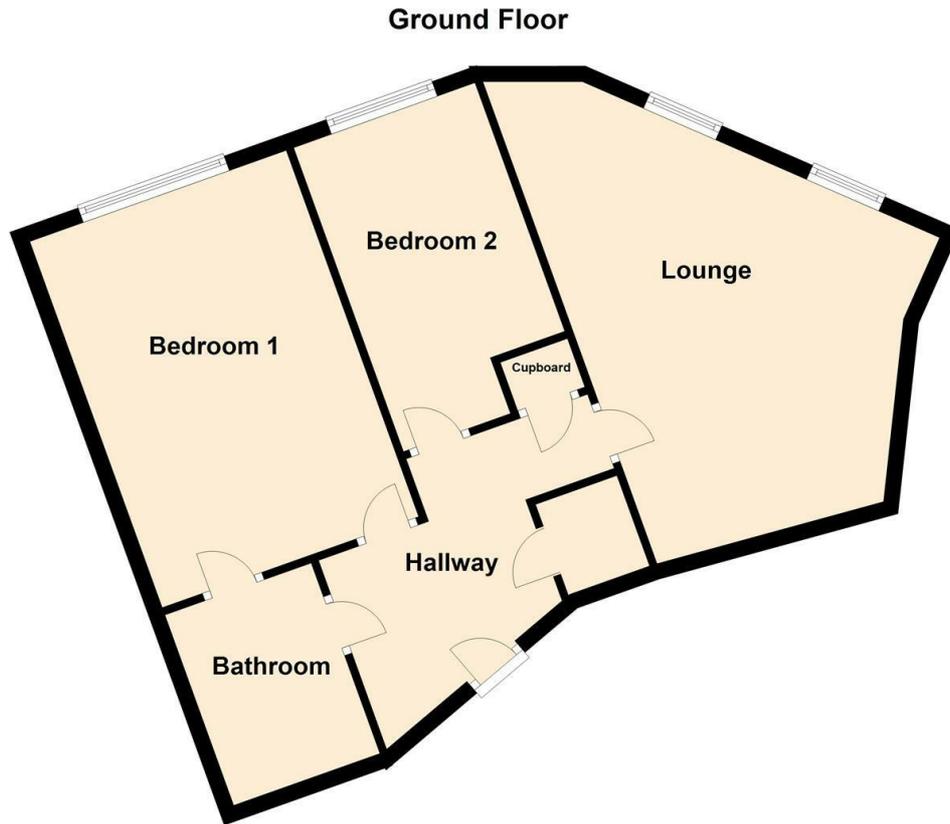
SHOWER ROOM
8'6" x 6" (2.59m x 1.83m)



Having walk in shower with screen, freestanding sink basin and low level WC, tiles to splashback prone areas and lino flooring

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



VIEWING

By appointment only please with the Solihull office on 0121 711 1712

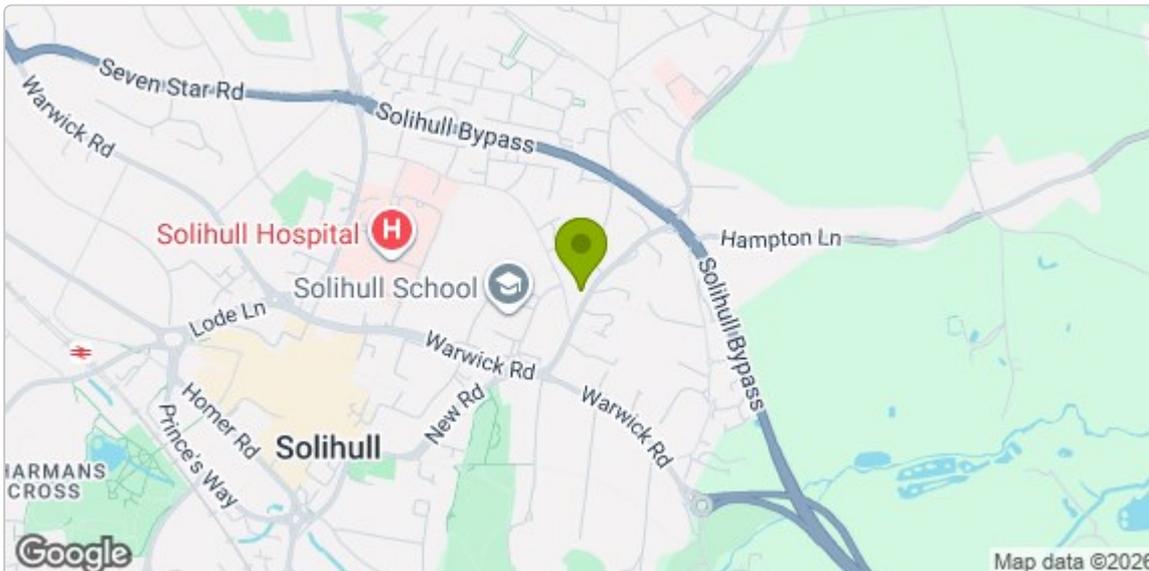
TENURE

We are advised by the Vendor that the property is leasehold, the monthly rent on the property is £221.35, monthly service charge £1112.24 which includes 3 meals per day for 1 person, gas, electricity and water. Ground rent is £25 per month along with a sinking fund contribution of £85 per month.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 28/02/2026 we understand that the standard broadband download speed at the property is around 1000 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use



Full Postal Address:
 Flat 17, Hampton House 17-
 19 Hampton Lane Solihull
 B91 2QJ

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	