



PACKINGTON
ESTATE

Property

SEMI-DETACHED HOUSE TO LET



NO. 2 PARK FARM COTTAGE
MIDDLE BICKENHILL LANE
HAMPTON IN ARDEN
SOLIHULL B92 0HJ

- **THREE BEDROOMS**
- **DINING KITCHEN**
- **DOUBLE GLAZED THROUGHOUT**
- **OVERLOOKING FIELDS**

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Registered Office: Packington Hall, Meriden, Warwickshire CV7 7HF



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LOCATION

The property is semi-detached and is located on Middle Bickenhill Lane.

The property is well located in a rural area and is a short drive from the M6, M42 and M40 motorways. The N.E.C / Birmingham International Airport and Rail station are all within easy reach.

DESCRIPTION

This semi-detached house is of brick construction and tiled roof with an oil fired central heating system and double glazing. The property is carpeted throughout with the exception of the lounge, kitchen and playroom/study which have laminate flooring.

There are gardens to front and rear with ample parking for up to 4 cars.

The accommodation comprises, on the ground floor, lounge, dining kitchen, playroom / study and downstairs w.c. On the first floor, there are three bedrooms and a family bathroom. In more detail:-

GROUND FLOOR

Entrance hall with doors leading off to lounge and kitchen.

Lounge (Front)

4.002m (max) x 3.637m (max)

The lounge has an open fire and overlooks the front garden.

Dining kitchen (Rear)

3.408m (max) x 5.819m (max)

The kitchen is fitted with base and wall units, with oven, hob and extractor and integrated washing machine and dishwasher. There is a useful "island" unit with black mockled effect worktop.





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Playroom / Study (rear)

3.736m (max) x 4.234m (max) (1.543m shortest width)

The door from this room leads out into the rear garden. There is useful understairs storage

Downstairs w.c

Fitted with a 2 piece suite comprising low level wc and wash hand basin.

FIRST FLOOR

Bedroom One

3.647m x 3.599m (max)

A double room with window to front elevation, built in wardrobes with part mirrored doors and radiator.



Bedroom Two

3.28m x 3.356m (max)

With window to rear elevation and radiator.

Bedroom Three

2.716m x 2.280m

With window to front elevation and radiator.

Bathroom

1.689m x 2.548m (max)

Comprising white 3 piece suite including bath with overhead shower, wash hand basin and wc. Radiator.



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OUTSIDE

Private off road parking. The front and rear garden are laid to lawn with some mature shrubs.

GENERAL INFORMATION

The property is to be let on an Assured Shorthold Tenancy for one year, subject to satisfactory references.

Rent £1,050 pcm, exclusive of all outgoings.

Reservation fee / Deposit A reservation fee / deposit of £2,100 which is equal to two month's rent is payable on agreement of the terms. This sum will become the deposit upon commencement of the tenancy. The first month's rent is also payable upon commencement of the tenancy.

Council Tax Band D

Local Authority Solihull Metropolitan Borough Council

Services The property is on mains water and electricity. Central heating is provided by an oil fired boiler.

Viewing Strictly by prior appointment with the Packington Estate Office:-
Contact: Gail Hinckes
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IMPORTANT NOTICE

Packington Estate Enterprises for themselves for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
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Energy Performance Certificate



2 Park Cottage, Middle Bickenhill Lane, Hampton-in-Arden, SOLIHULL, B92 0HJ

Dwelling type: Semi-detached house Reference number: 9888-9045-7288-2254-6980
 Date of assessment: 18 August 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 18 August 2014 Total floor area: 80 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

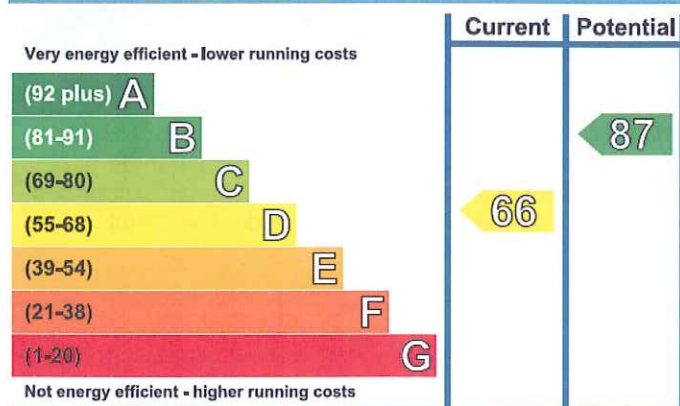
Estimated energy costs of dwelling for 3 years:	£ 2,673
Over 3 years you could save	£ 597

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 1,896 over 3 years	£ 1,635 over 3 years	
Hot Water	£ 627 over 3 years	£ 291 over 3 years	
Totals	£ 2,673	£ 2,076	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

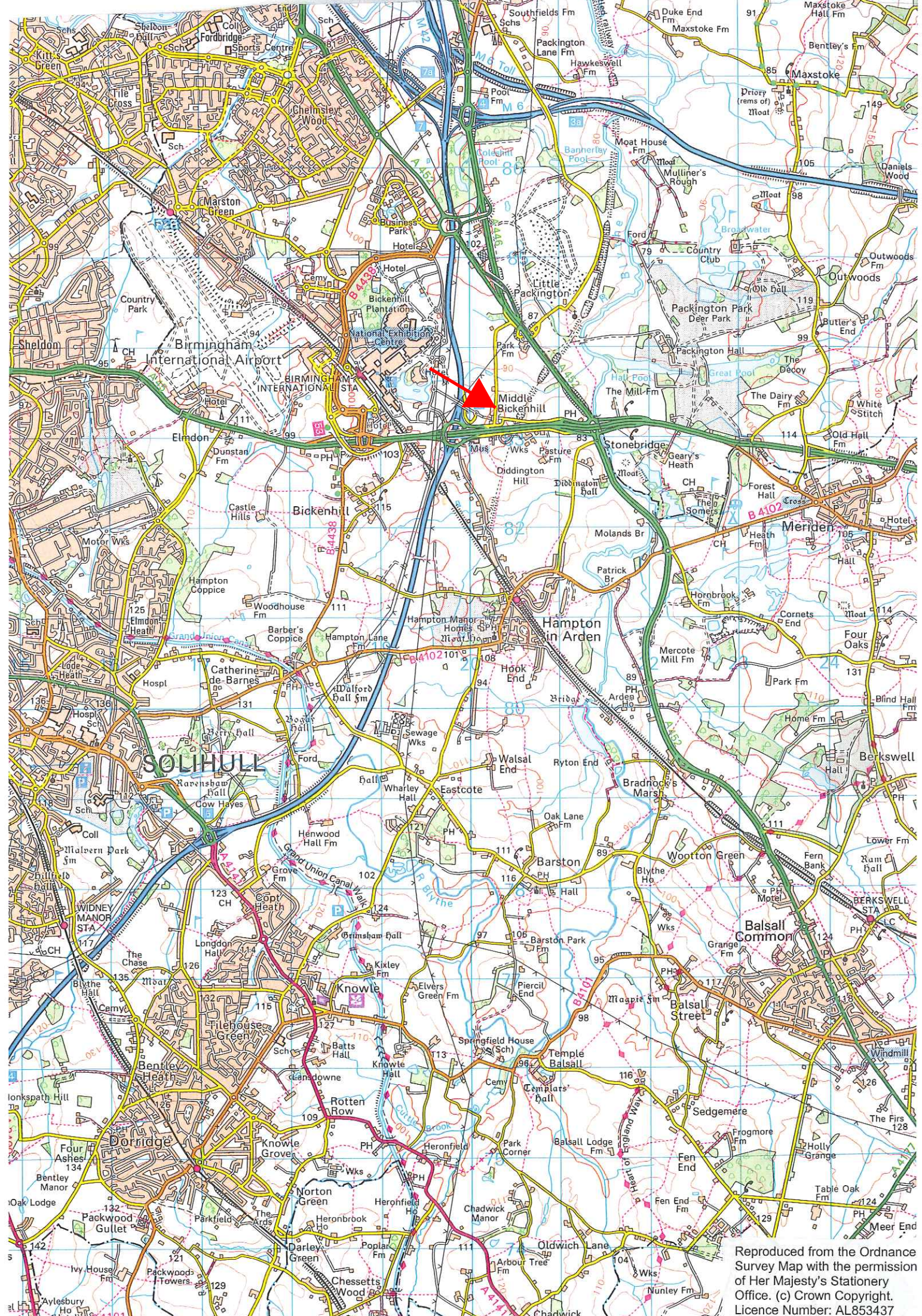
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 174	✓
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 285	✓
3 Solar water heating	£4,000 - £6,000	£ 138	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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