



DM&Co.
YOUR PREMIUM AGENT

**ELMWOOD
37 BELLEMERE ROAD
HAMPTON-IN-ARDEN
B92 0AN**

A beautifully presented five-bedroom Edwardian semi-detached home, arranged over three floors and set on a generous plot approaching half an acre. Full of period charm and character, this striking property offers elegant living spaces, a south-facing garden with open field views, and a peaceful setting in the heart of Hampton-in-Arden.

ELMWOOD, 37 BELLEMERE ROAD

Built in 1910, this elegant Edwardian home is a rare find — combining timeless architecture with tastefully curated interiors and enviable outdoor space. With five double bedrooms, four reception areas, and a spacious 20ft kitchen overlooking stunning gardens, the home is ideal for growing families and those seeking stylish village living. A blend of original features and thoughtful enhancements includes sash bay windows, a Minton tiled hallway, cast iron fireplaces, and polished wooden floors. Outside, the spectacular south-facing garden is a standout, backing onto open fields and thoughtfully landscaped with distinct zones for entertaining, family play, and quiet moments.

Located on sought-after Bellemere Road, this is a forever home full of potential and long-term appeal.







Enter through the enclosed porch into a welcoming hallway with a striking original Minton tiled floor. To the right, the front sitting room is filled with light from the sash bay window and features polished wooden floors and a log-burning stove for cosy evenings.

At the heart of the home is a spacious library with painted floorboards, a large cast iron fireplace, and French doors opening to the rear terrace — a peaceful and elegant space for relaxing or reading.

Beyond, a cosy tiled office links to the garage and opens into a charming sunroom, ideal as a garden-view workspace or morning retreat.

The kitchen stretches over 20 feet in length and is bathed in light, with postcard-worthy views of the south-facing garden. It offers plenty of space for dining and informal family time, with a herb garden conveniently positioned just outside the window.









On the first floor there are three generous double bedrooms, including the principal suite which enjoys a panelled en-suite shower room. A stylish family bathroom completes this level, perfect for busy family routines.

The top floor houses two further double bedrooms, ideal for teenagers, guests or home working. From here, there is access to a large, partly boarded eaves storage area — practical and discreet.







The gardens are nothing short of enchanting. South-facing and beautifully landscaped, they extend to just under half an acre and offer a wonderful balance of formal planting and natural play space.

A large stone patio provides a perfect setting for entertaining and dining al fresco, framed by mature borders that burst with colour. The lower garden has been cleverly sectioned off — once home to a trampoline and slides, it offers a safe and flexible space for children or further development.

Tucked beneath the kitchen window, a well-placed herb garden adds a touch of charm and practicality. To the rear, the garden opens onto uninterrupted field views, giving a true sense of rural tranquillity in a village setting.


To the front, the property benefits from driveway parking and an integral garage.

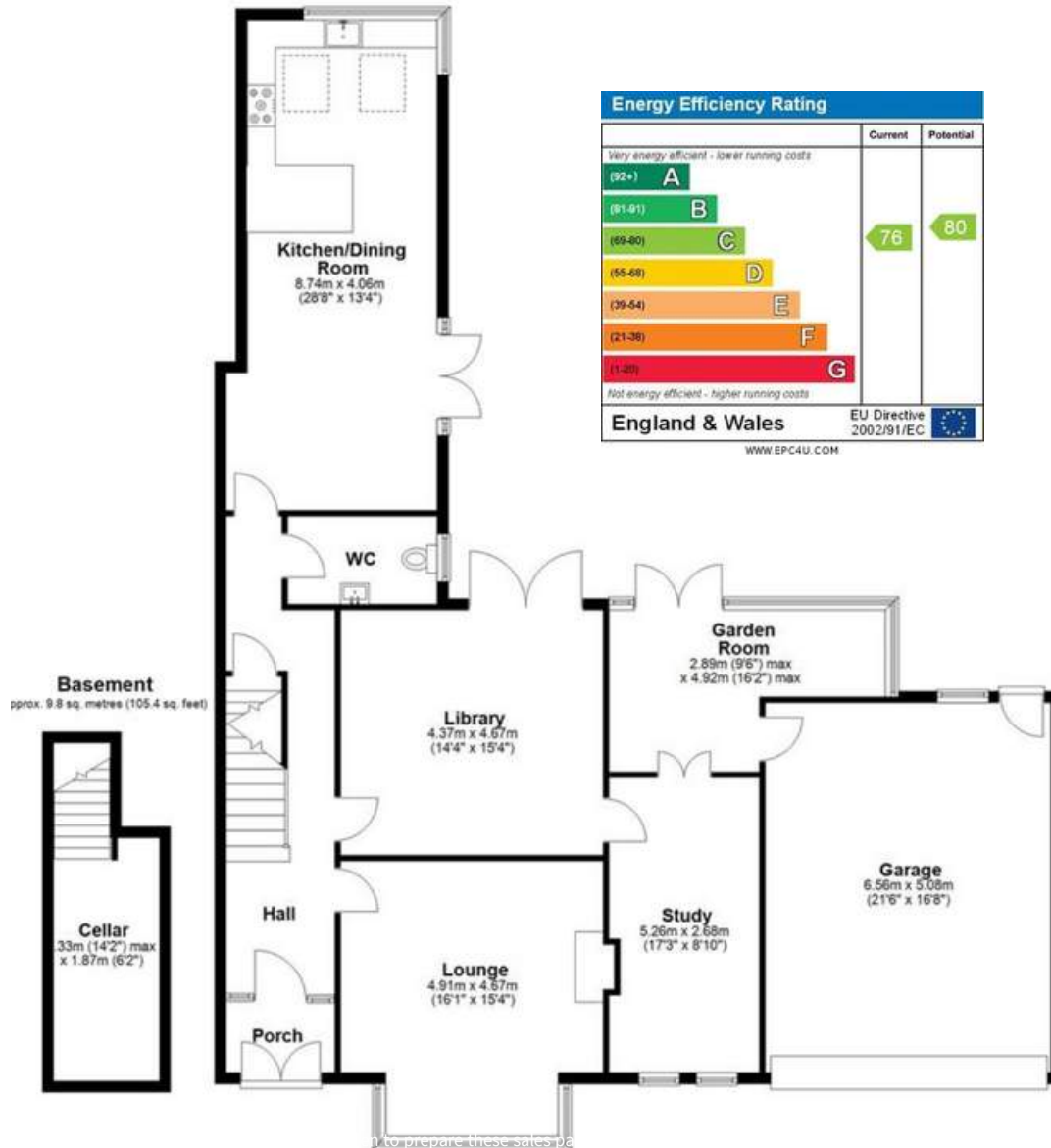


Ground Floor

Approx. 158.8 sq. metres (1709.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	76	80
(81-91) B		
(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		
WWW.EPC4U.COM		



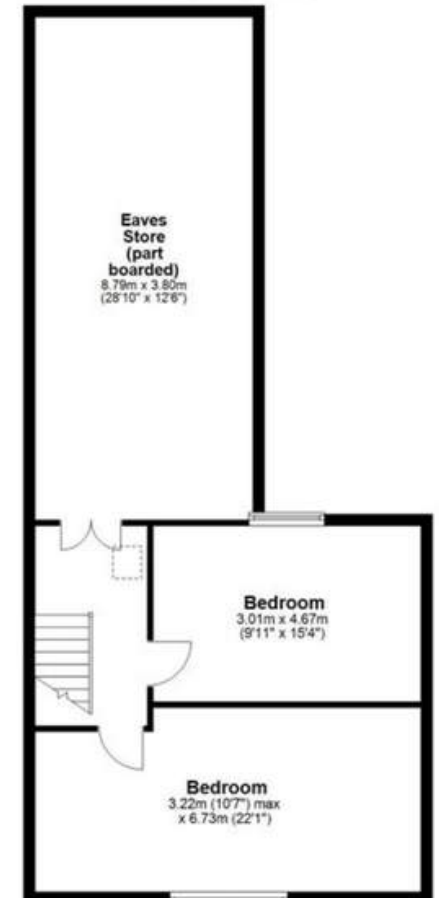
First Floor

Approx. 88.3 sq. metres (950.1 sq. feet)



Second Floor

Main area: approx. 42.7 sq. metres (460.1 sq. feet)
Plus eaves storage: approx. 10.4 sq. metres (112.4 sq. feet)



Main area: Approx. 299.6 sq. metres (3224.7 sq. feet)

Plus eaves storage, approx. 33.4 sq. metres (359.4 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanItUp.

FEATURES

- Elegant Edwardian home full of period charm
- Half acre plot
- Five generous double bedrooms
- Stunning 20ft kitchen with views over south-facing garden
- Beautiful original features including sash bay windows, Minton flooring & fireplaces
- Four stylish reception spaces
- Gorgeous south facing landscaped garden
- Large patio ideal for entertaining
- Peaceful sought-after location in Hampton-in-Arden village

SIZE Total - 3,224 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	16 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps

Network in the area: OpenReach

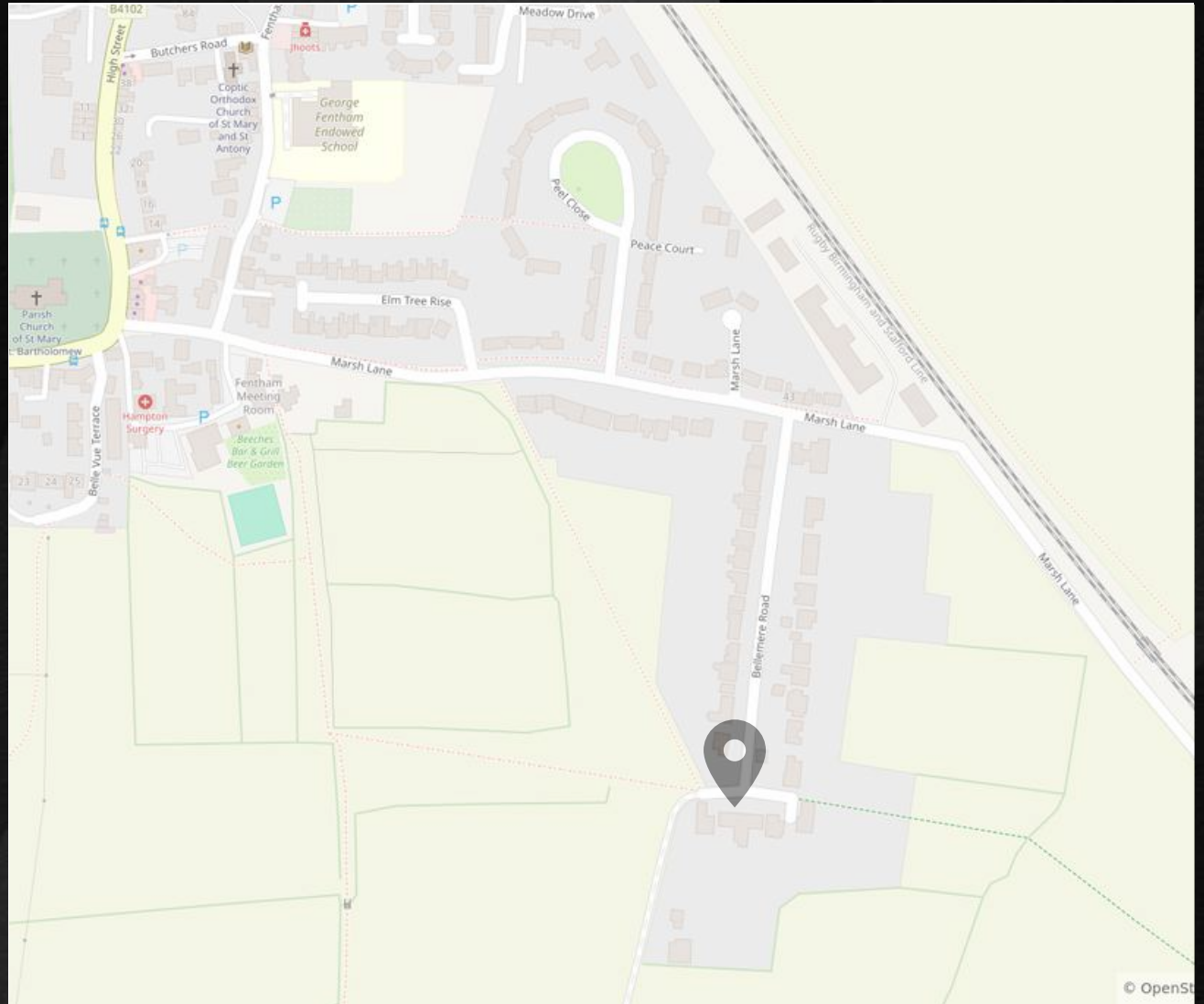
VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



LOCATION

Nestled on the peaceful Bellemeare Road, this home enjoys a prime position in the sought-after village of Hampton-in-Arden. Known for its traditional charm and strong community spirit, the village offers a selection of local amenities including a village shop, post office, highly regarded pub, and a well-regarded primary school. Surrounded by beautiful countryside yet exceptionally well connected, Hampton-in-Arden has its own train station with direct links to Birmingham and London, while the M42, M40, and Birmingham Airport are just minutes away — making it ideal for both commuters and families looking for the perfect balance of village life and accessibility.

The logo for DM&Co. is centered in the upper half of the image. It features the letters 'DM&Co.' in a white, elegant script font. The 'D' and 'M' are connected, and the ampersand is stylized. The 'Co.' follows in a similar script. The background consists of dark, swirling, concentric bands of varying shades of gray and black, creating a sense of depth and movement.

DM&Co.

YOUR PREMIUM AGENT

Call us on **01564 777314 (option 4)**

www.dmandcohomes.co.uk

premium@dmandcohomes.co.uk