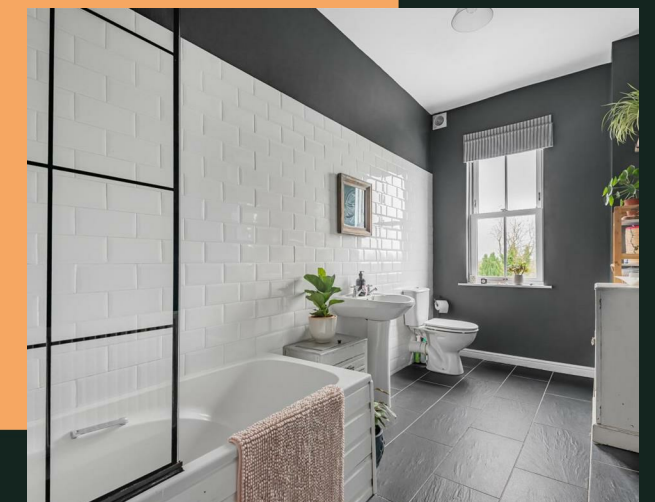
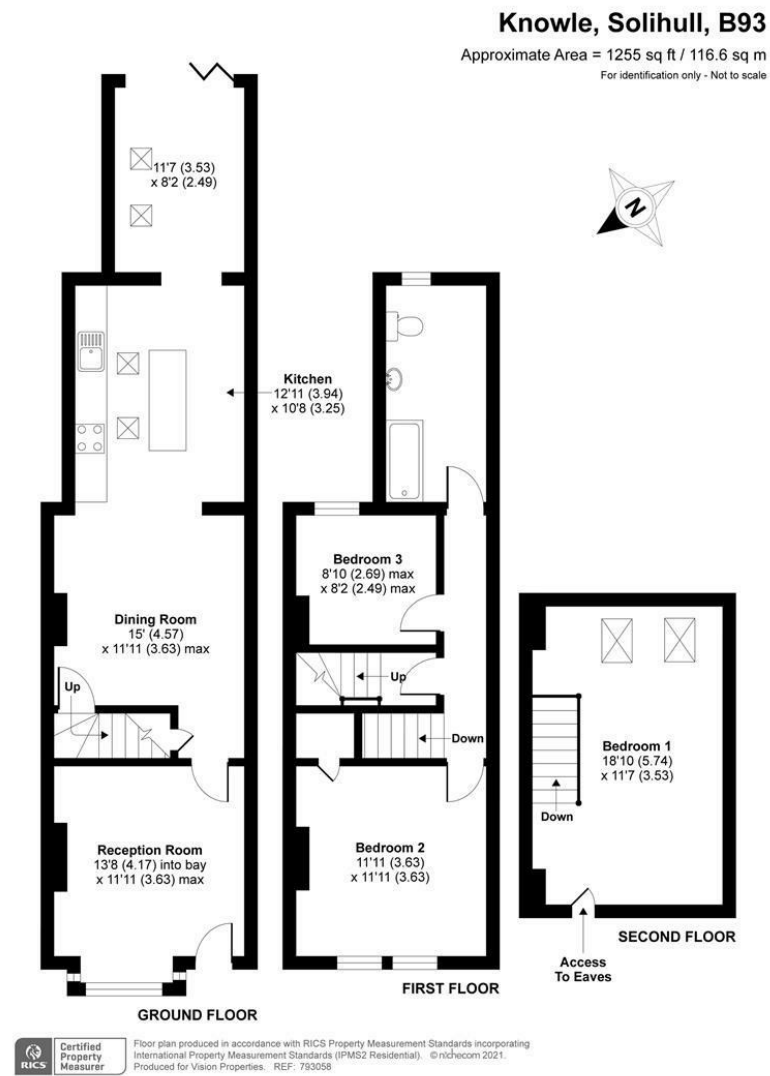


Hampton Road, B93



PROPERTY ADDRESS
4 Grimshaw Villas
Hampton Road
Knowle
Solihull
Warwickshire
B93 ONX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E	30	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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- Edwardian townhouse with original features retained
- Three bedrooms
- Idyllic rural setting
- Private, gated development
- Arden and Knowle Primary catchment

Grimshaw Villas, set in the grounds of Grimshaw Hall, is a private, gated development of seven houses, just a short walk from Knowle High Street. Residents can therefore benefit from everything the village has to offer, including the excellent schools, whilst also enjoying the most wonderful, idyllic rural setting.

The property is accessed via a shared, private drive which leads you to the front garden, which is enclosed by immaculately maintained, mature hedges. Through the picket gate there is a stone path to the front door with beautiful wildflower borders to both sides.

There is a spectacular living room at the front of the property, decorated in Farrow and Ball's 'Green Smoke' that perfectly complements the centre piece of the room – the wood burner, which is set in front of the original exposed brick fireplace. This is the ideal room for curling up with family to watch a film.

As you head into the heart of this home, you pass a very useful storage cupboard, that could easily be converted into a WC, as neighbours have done, before it opens out into a superb open plan space, with incredible high ceilings, that is not only aesthetically pleasing but has also been designed thoughtfully with the demands of modern family living in mind.

Although this is an open space, it is cleverly divided into three distinct areas: dining room, kitchen and snug. This layout ensures the space 'flows' perfectly. The dining area benefits from herringbone Karndean flooring, picture rail and the original fireplace, which has been lovingly restored.

The kitchen has a 'tumbled' stone floor, contemporary navy wall and base units and a 'flecked', white quartz worktop. There is also a bespoke island unit with oak worktop, perfect for preparing food whilst children do homework up to the breakfast bar or dinner party guests relax in the snug. The island provides useful additional cupboards and houses the washing machine. There is also an integrated full height fridge/freezer, dishwasher, microwave, oven, hob and extractor.

The snug, which forms part of the zinc clad extension, has full width bi-fold doors and Velux windows, which flood the room with natural light. It is easy to imagine entertaining friends and family in this space during the summer months with the bi-fold doors wide open.

This home has a fresh, contemporary feel whilst retaining all of its character and warmth.

Up the staircase with stone coloured Berber carpet, that runs throughout the first floor, you will find an inviting double bedroom with feature fireplace, built in wardrobe and sash windows overlooking the trees of the Grimshaw Estate – perfect for watching the world (and birds) go by from the comfort of your bed.

There is another bedroom, as well as a family bathroom on this floor. Both the bedroom and the bathroom benefit from superb views over the canal and countryside beyond. The canal is just a short walk away, and its network of public footpaths are perfect for a family walk.

The third bedroom, which is the largest of the three, is in the converted loft which again provides unspoilt views of the countryside via the two Velux windows. There is scope to



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extend this room further, subject to the necessary consents, to add another bedroom or en suite bathroom.

To the rear, there is a long, hedge-lined, south-east facing garden with patio area, lawn, pond feature and children's play area with mini orchard, which includes plum, apple and damson trees.

Knowle High Street with its wide variety of independent cafes, shops, bars and restaurants is less than a ten minute walk away via Hampton Road.

NB: This property is owned by a member of the Vision Properties team.