

Hampton Road, B93

PROPERTY ADDRESS
3 Grimshaw Villas
Hampton Road
Knowle
B93 ONX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	40	87
(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



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

The property is accessed via a shared, private drive which leads you to the front garden, which is enclosed by immaculately maintained, mature hedges.

There is a cosy living room at the front of the property, decorated in calming neutral tones with herringbone flooring, picture rail and feature fireplace with bespoke cabinets either side. 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 suitably stylish WC, 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 and the stunning herringbone flooring runs seamlessly from the living room throughout this area.

The kitchen has contemporary light grey wall and base units and a white quartz worktop. There is also a bespoke island with matching worktop, perfect for preparing food whilst children do homework or dinner party guests relax in the snug. The island also provides useful additional storage. There also an integrated full height fridge/freezer, dishwasher, oven, hob and extractor.

The snug, which forms part of the 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, 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.



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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 dormer window. There is also an en-suite with toilet and wash hand basin. There is scope to extend this room further, subject to the necessary consents, as neighbours have done.

To the rear, there is a long, hedge-lined, south-east facing garden with raised decked area and lawn.

To the front, there is a stone driveway with parking for two cars. There is also further visitor parking in the small car park off the shared access road.

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.

Council tax band - D