

Need a Mortgage in principle  
to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



Do you need to sell?  
Start your journey now!  
Call us we can help.  
**01564 777 314**



**SCAN FOR MORE INFO**  
**SIZE** - 2063 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council G  
**BROADBAND** - Upload Max 220 Mbps  
Download Max 1000 Mbps  
**MOBILE** - EE Three O2 Vodafone  
**EPC** - Grade II Listed  
**PARKING** - Ample Driveway Parking & Detached Double Garage  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

Are you an investor  
interested in expanding your  
portfolio?

**Call 01564 777 314 to provide your  
investment criteria for alerts.**

## Magpie Cottage

Hampton in Arden, B92

Nestled in the picturesque village of Hampton-In-Arden, this stunning detached house, dating back to the 16th century, is a true gem. Boasting a wealth of character features that transport you back in time, including charming quarry tiles, exquisite oak beams and a delightful inglenook fireplaces complete with a traditional bread oven. This remarkable property harmoniously blends historical charm with modern living, making it an exceptional opportunity for those seeking a unique family home in a desirable location.

### FEATURES

- Stunning 16th Century Property Sympathetically Refurbished
- Many Original Features
- Spacious Lounge with Inglenook Fireplace
- Two Further Reception Rooms
- Kitchen/Dining Room with Original Bread Oven
- Principal Bedroom with Freestanding Bath
- Bedroom Two with Facilities for an En-Suite Shower Room
- Two Further Good Sized Bedrooms & Family Bathroom
- Fabulous Garden with Open Views
- Large Driveway with Ample Parking and Detached Double Garage



SCAN TO VIEW OUR  
WEEKLY FILMS &  
SUBSCRIBE



### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.



### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.



### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.



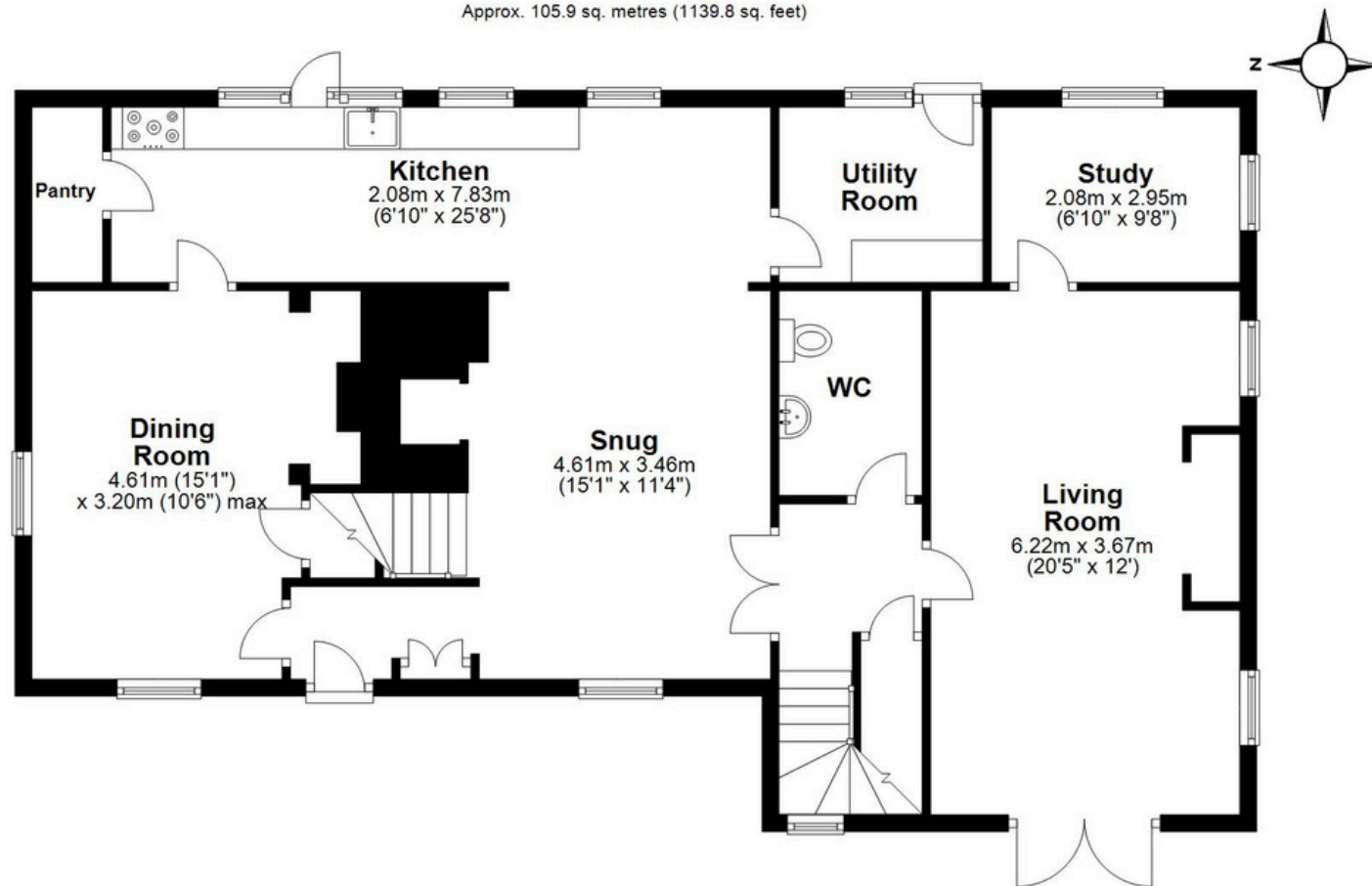
### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



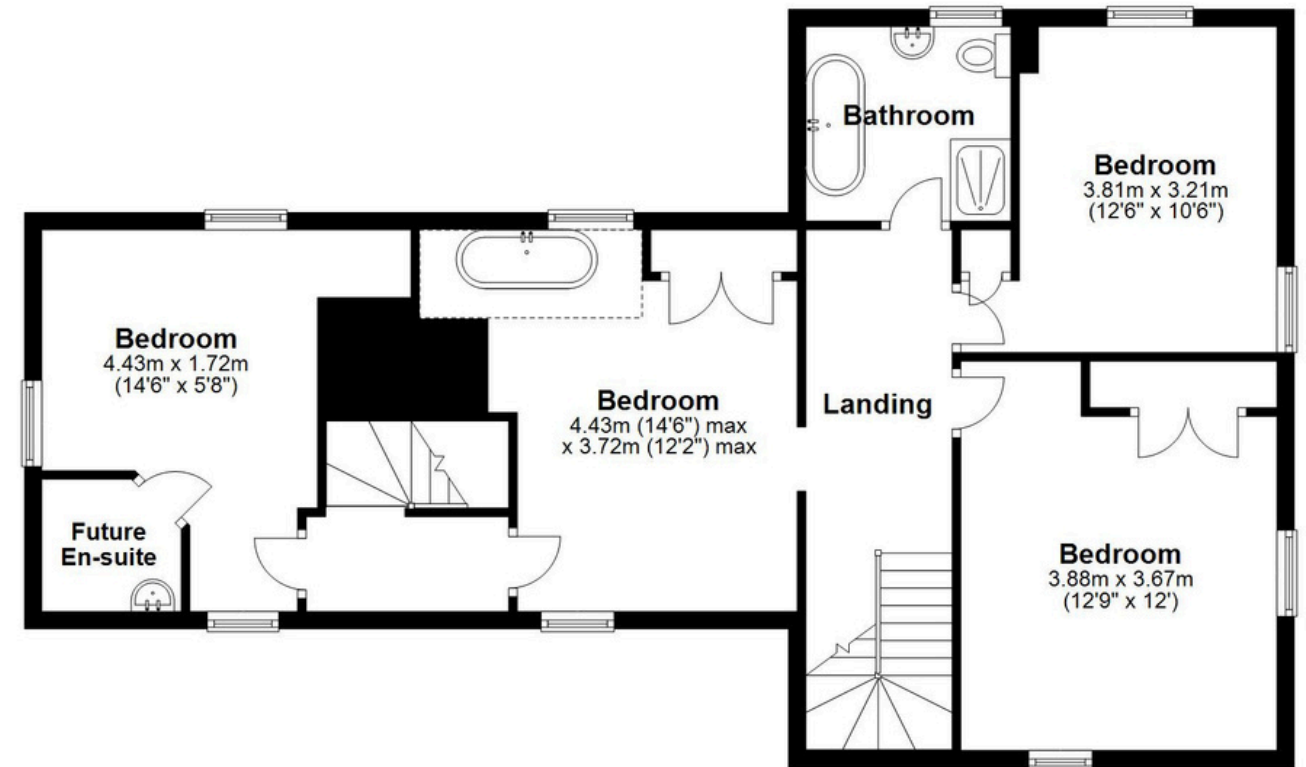
## Ground Floor

Approx. 105.9 sq. metres (1139.8 sq. feet)



## First Floor

Main area: approx. 85.8 sq. metres (923.5 sq. feet)  
Plus garage, approx. 33.9 sq. metres (364.7 sq. feet)



Actual position not shown

**Garage +  
Storage  
above**  
5.79m x 5.85m  
(19' x 19'2")

Main area: Approx. 191.7 sq. metres (2063.4 sq. feet)

Plus garage, approx. 33.9 sq. metres (364.7 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 PlanUp.