



SHEPHERD CULLEN

Hampton Lane
Solihull



An immaculately presented family home with accommodation offered over three floors. Upon approach, the property is privately set back from the road and safely secured by electronically operated black iron gates and the driveway provides parking for multiple vehicles.

The double front doors opens into the spacious hallway, which immediately sets a precedent of the high specification found throughout the property. The copious amount of natural lighting does not go unnoticed and immediately creates a welcoming entrance. The galleried landing and design of the staircase provides a view from the ground floor to the second floor, adding a sense of grandeur to this substantial family home.

The entrance hall provides access into the formal living room with recently fitted, built in electric modern fire and pigeon hole shelving to either side. The bay window overlooks the rear garden and French doors lead onto the patio area.



Perfect location for Birmingham airport and motorway



The modern dining kitchen enjoys tiled flooring, a range of appliances, plentiful storage and central island with a breakfast seating area. There is room for a large dining table or sofa perhaps if so desired. The bifold doors open right across the length of the kitchen, perfect for in the summer months. There is a secret utility situated behind double doors integrated within the kitchen design, with room for a tumble dryer and washing machine. The integral single garage is accessible from the utility room and a side door provides access to the rear of the property.

The formal dining room has been converted into a modern gym space, yet provides versatile accommodation to be re-converted if so desired. The separate study provides the perfect set up for those studying or working from home. A downstairs guest WC completes the ground floor accommodation.



The staircase ascends to the galleried landing to the first floor, accommodating the principal bedroom suite with walk through dressing area, ensuite bathroom with bath and shower. The principal bedroom also enjoys a Juliet balcony overlooking the garden and fields beyond. There are four further bedrooms, two ensembles and a family bathroom, all benefiting from fitted wardrobe space.



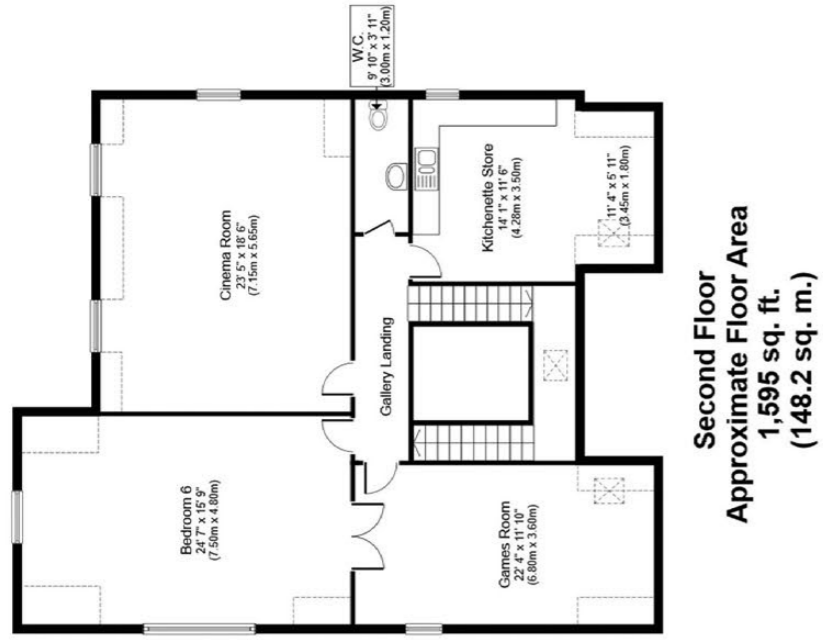
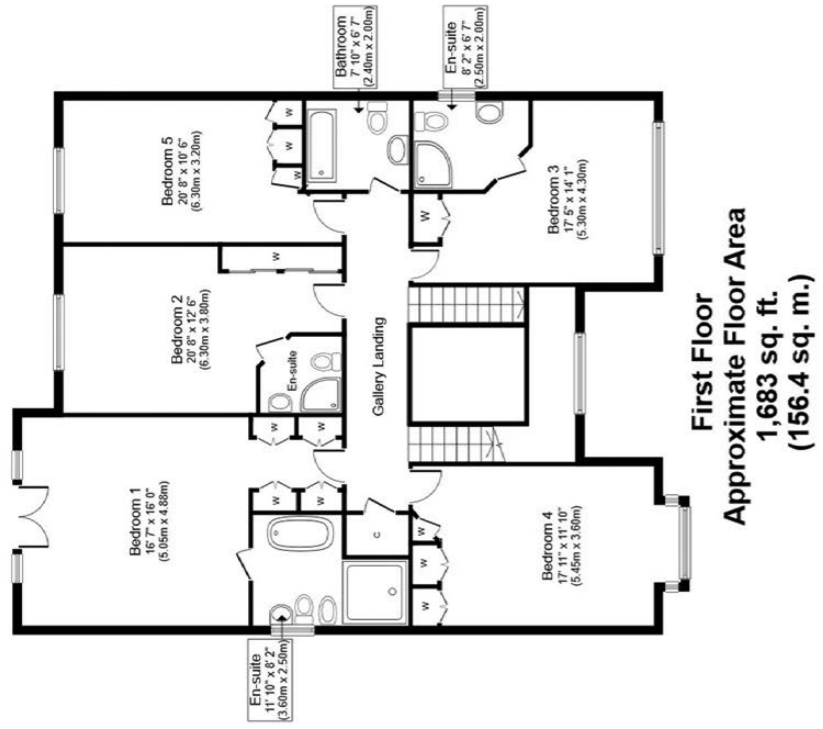
The sixth bedroom is located to the second floor with access into the games room, perfect for teenagers perhaps or entertaining. There is a separate cinema room with fitted projector and relaxed seating to enjoy all your favourite movies. There is a second kitchen conveniently situated just opposite from the cinema room with integrated fridge and storage cupboards. The guest WC completes the second floor living space.



The rear garden enjoys a spacious patio and Astro turf lawn area with space at the back of the garden for outdoor playing equipment. The front driveway can be accessed from both sides of the property, ideal for ease when gardening and walking furry friends!

This wonderful family home is situated within walking distance to The Boat in Catherine De Barnes and a local convenience store providing the essentials. Solihull Town Centre is 1.4 miles away and Solihull School is located within approx. 1 mile.

The property is also situated approx. 3.5 miles to Birmingham International Airport and Train Station with regular routes to Birmingham City Centre and London Euston. The M42 is within 1.5 miles, offering access to all major road networks.



Approx. Gross Internal Floor Area 4,983 sq.ft. (463.0 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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General Information

Tenure: Freehold
 Services: All main services are understood to be connected to the property | Underfloor heating to the ground floor | CCTV Installed.
 EPC Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority: Solihull Metropolitan Council | Council Tax Band H (correct at time of assembling the sales details)
 Postcode: B91 2RR

AGENTS' NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales particulars are produced to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer.

ANTI MONEY LAUNDERING (AML)

We are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As a result we will need to carry out due diligence on all of our purchasers to confirm their identity. We will therefore obtain and hold evidence confirming your identity and proof of your address. Your identity may be subject to an electronic identity check. This system allows us to verify you from basic details and you understand we will be unable to proceed with any work on your behalf until we obtain this from you in order to meet compliance obligations for Anti Money Laundering.

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