



19 Hampton Road, B93 0NR

Sale Price - £525,000



**Love
Property Co.**

19 Hampton Road

Knowle, Solihull, B93 0NR

Tenure - Freehold
EPC Rating - C
Council Tax Band - D

A rare to market beautiful three double bedroom semi-detached residence situated in a sought-after location with further scope for development (STPP) Entrance porch, reception hall, guest cloakroom/wc, lounge/dining room, breakfast kitchen, three double bedrooms, large family bathroom, garden driveway, garage and westerly facing rear garden.

PROPERTY OVERVIEW - This well-kept property has a warm welcoming entrance hallway with access to first floor. Separate large lounge/dining room with feature fireplace, window to front of property and patio doors to rear garden. Downstairs guest wc. Spacious breakfast kitchen with fitted wall and base units, integrated oven and hob, Under counter fridge and freezer, overhead extractor, window to rear and access to side passage, garage and rear garden. Covered side passage having ample storage area and plumbing for washing machine and space for tumble drier leading to good size garage.

On the first floor having a good size landing area with airing cupboard housing hot water tank and loft access and doors leading off to three double bedrooms all with fitted wardrobes. Spacious family bathroom comprising of bath, separate shower, wash hand basin, wc and bidet.

Outside - Driveway to front with off road parking for several cars, part lawned area, garage and side entrance passage to rear private garden with mature shrubs, raised lawn and decorative paved patio area with variety of further flowers.



PROPERTY LOCATION The property is located and well placed for all local amenities and schools of Knowle, Dorridge, and Bentley Heath. Dorridge and Widney railway stations providing commuter services between London Marylebone and Birmingham Snow Hill. Knowle, Dorridge and Bentley Heath villages adjoin open greenbelt countryside, yet Solihull Town Centre is conveniently located within approximately three miles and provides furthermore comprehensive facilities with Junctions 4 and 5 of local M42 leading to the Midlands motorway network. The local area is also recognised for its excellent state and independent schools and the property is located in the Knowle and Dorridge catchment area. At secondary level this includes Arden Academy which is regarded as a leading state school in the UK.

Lounge/Dining Room

23' 10" x 11' 8" (7.26m x 3.55m)

Kitchen

9' 5" x 12' 3" (2.88m x 3.73m)

Downstairs WC

2' 9" x 5' 9" (0.85m x 1.74m)

Bedroom One

12'4" x 11'8" (3.76m x 3.55m)

Bedroom Two

8'2" x 11'8" (2.49m x 3.55m)

Bedroom Three

8' 9" x 10' 5" (2.66m x 3.17m)

Bathroom

9' 5" x 12' 3" (2.88m x 3.73m)

Landing

6' 6" x 12' 3" (1.97m x 3.73m)

Side Passage

26' 3" x 3' 2" (8m x .96m)

Garage

11' 8" x 7' 9" (3.56m x 2.36m)

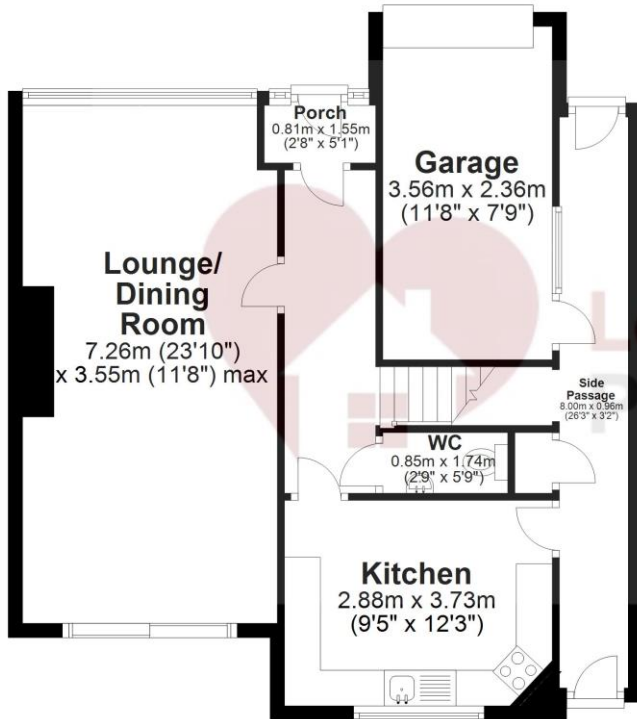
Total Square Footage

1293.1 sq. Feet (120.1 sq. metres) approx.



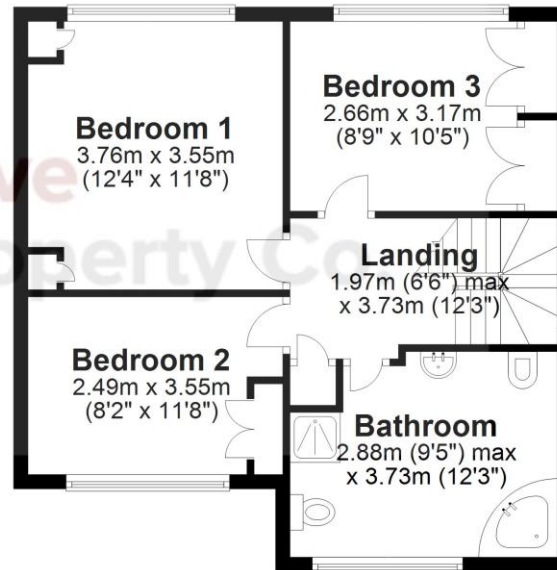
Ground Floor

Approx. 69.0 sq. metres (742.3 sq. feet)



First Floor

Approx. 51.2 sq. metres (550.9 sq. feet)



Total area: approx. 120.1 sq. metres (1293.1 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE
T: 01564 663055 | E: info@lovepropertyco.co.uk
www.lovepropertyco.co.uk



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