



38 Hampton Road, B93 0NT

Sale Price £595,000



**Love
Property Co.**

39 Hampton Road, Knowle, Solihull, B93 0NT

Tenure - Freehold
EPC Rating – C
Council Tax Band – E

Love Property Co are pleased to offer this sought after and fantastic opportunity to purchase this good size 1425.8 sq. feet (132.5 sq. metres) three double bedroom detached B93 post code home within a prime residential location close to amenities on Knowle high street, nearby Solihull town centre and with M42 motorway link by and within HS2, Birmingham International Airport and NEC.

The property offers the perfect opportunity benefits from UPVC double glazing, gas central heating, private rear garden with a patio area, good sized entrance hall, lounge, open plan kitchen/diner with integrated appliances, utility/pantry, conservatory, down stairs, first floor landing, three double bedrooms, master with en-suite and built in wardrobes, family bathroom with separate bath and shower, private garden to rear, large driveway for multiple vehicles and a garage with scope to extend STPP.

This residence provides a peaceful and homely retreat in a desirable location. Viewing is highly recommended.



PROPERTY MEASUREMENTS

LOUNGE

15' 6" X 11' 2" (4.73m x 3.41m)

KITCHEN/DINER

9' 5" X 25' 2" (2.87m x 7.66m)

UTILITY/PANTRY

2' 7" X 8' 8" (0.79m x 2.65m)

CONSERVATORY

8' 11" X 11' 5" (2.72m x 3.49m)

WC

3' 8" X 7' 8" (1.11m x 2.34m)

MASTER BEDROOM ONE

9' 2" X 12' 9" (2.79m x 3.89m)

EN-SUITE

6' 1" X 3' 5" (1.85m x 1.04m)

BEDROOM TWO

13' 4" X 11' 4" (4.06m x 3.46m)

BEDROOM THREE

9' 3" X 13' 6" (2.83m x 4.10m)

BATHROOM

9' 2" X 8' 3" (2.79m x 2.51m)

GARAGE

11' 7" X 8' 1" (3.54m x 2.46m)

TOTAL SQUARE FOOTAGE (Approx.)

1425.8 sq. Feet (132.5 sq. metres)

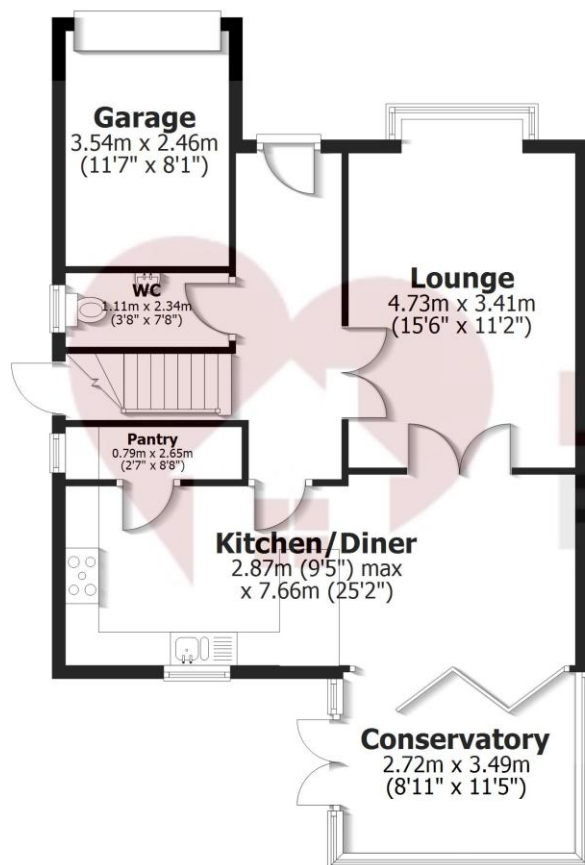
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



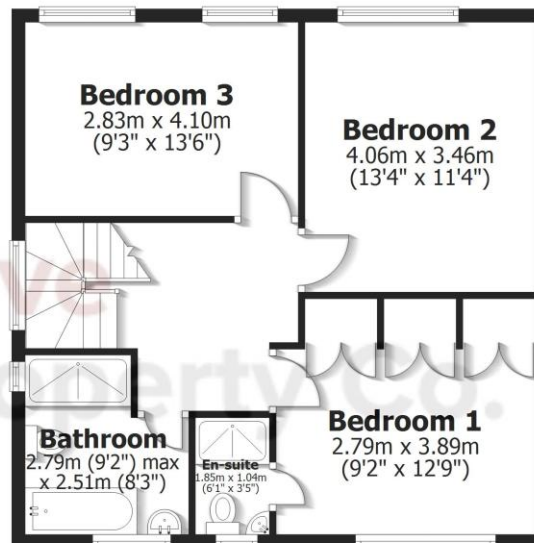
Ground Floor

Approx. 73.8 sq. metres (794.4 sq. feet)



First Floor

Approx. 58.7 sq. metres (631.4 sq. feet)



Total area: approx. 132.5 sq. metres (1425.8 sq. feet)



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.

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Love
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