



EARLES
TRUSTED SINCE 1935



**24 Fentham Road,
Hampton-In-Arden, Solihull, B92 0BB
£500,000**

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Tucked away in the quiet part of Hampton-in-Arden, this semi-detached Edwardian villa-style house has accommodation arranged over three floors and boasts three double bedrooms, three shower/bathrooms, three reception rooms, fitted kitchen, utility room, and ample storage space. It further benefits from a wide driveway to the front, single garage, and paved rear garden with an excellent summerhouse/home office. There is a further garden area, being part lawned/part orchard, with a good-sized timber workshop that could quite easily be improved to be a very usable domestic studio room. The property is also being offered for sale with no onward chain.

Hampton-in-Arden is a popular village and provides such amenities as local stores, inns, doctors' surgery, historic church with Norman origins, and village hall. The nearby railway station ("Hampton-in-Arden") offers regular and direct trains to Birmingham City Centre, Coventry, and London Euston. The village is surrounded by open countryside, all the while being located just 4 miles from Solihull Town Centre, which provides a further and more comprehensive range of shopping and recreational facilities. In addition, the National Exhibition Centre (NEC) and Birmingham International Airport (BHX) are within a few minutes' drive, while the M42 provides fast links to the M1, M5, M6 and M40 motorways.



Situated in a short terrace of four most attractive houses, this property is to the right-hand end and is set back from the road behind a dropped kerb that leads to a tarmacadam driveway, which provides ample parking for two cars and gives access to the garage. The glazed front door, with matching side panel, opens into:

Entrance Porch

5'10" x 4'3" (1.80m x 1.30m)

Matwell frame with inset coir doormat and quarry tiled flooring. Part glazed door into:

Reception Hall

11'5" x 3'7" (3.50m x 1.10m)

With modern double glazed window to the rear. Door into:

Downstairs Shower Room

7'6" (max) x 3'7" (2.30m (max) x 1.10m)

Obscure double glazed window to the rear, 3-piece suite comprising; shower cubicle with "Triton" electric shower over, high level WC, cantilever wash hand basin, tiling to the walls, and tiled flooring.

Inner Hallway

With staircase rising to the first floor. Door into:

Lounge

14'1" (max) x 12'1" (4.30m (max) x 3.70m)

Feature ornate coving to the ceiling, double glazed square bay window to the front, dado rail to part height, and feature Edwardian cast iron fireplace with basket grate and inset 'gas effect' fire.

Dining Room

13'1" x 11'9" (4.00m x 3.60m)

Feature ornate coving to the ceiling, double glazed casement doors leading to the rear garden, and feature Edwardian cast iron fireplace with basket grate and inset gas fitment for the coals. Door into:

Understairs Storage Cupboard

With shelving.

Kitchen

13'1" x 9'2" (4.00m x 2.80m)

Sash window to the rear, fitted kitchen with a range of oak wall, drawer and base units with granite work surfaces over, inset ceramic 'Belfast' sink with chrome swing mixer tap over, "Rangemaster" cooker with 4-ring gas hob (plus central heating ring) and extractor fan above, space for a fridge-freezer, space for a dishwasher, tiling to splashback areas, and ceramic tiled flooring. Door into:

Study

14'5" x 7'6" (4.40m x 2.30m)

With double glazed window to the side. Door into:

Utility Room

8'2" x 7'6" (2.50m x 2.30m)

Hatch giving access to the loft, strip light (with diffuser) to the ceiling, double glazed window to the rear, part glazed door leading to the rear garden, run of work surfaces with a range of wall units over, inset single drainer stainless sink with chrome swing mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, and tiling to splashback areas.

First Floor Landing

Staircase rising to the second floor. Door into:

Bedroom One

13'9" (max) x 13'5" (4.20m (max) x 4.10m)

Feature ornate coving to the ceiling, sash windows to the side and rear, built-in pine wardrobes with hanging rail and storage cupboards over, and feature cast iron fireplace with pine surround and basket grate. Step down into:

Main Bathroom

9'10" x 9'2" (3.00m x 2.80m)

Sash window to the rear, 3-piece suite comprising; P-shaped panelled bath with glazed foldback screen, "Mira" electric shower and chrome mixer tap over, low level WC, twin pedestal wash hand basins with chrome mixer taps over, extractor fan, tiling to splashback areas, and chrome ladder-style heated towel rail.

Bedroom Two

13'1" x 11'9" (4.00m x 3.60m)

Narrow sash windows to the front, built-in wardrobes, and feature cast iron fireplace with pine surround and basket grate. Three-quarter height door into:

Storage Cupboard

Second Floor

Door into:

Bedroom Three

15'8" (max) x 8'10" (to purlin measured at 4'7" ab (4.80m (max) x 2.70m (to purlin measured at 1.40m a)

Sash windows to the front, built-in wardrobes, and feature cast iron fireplace with pine surround and basket grate. Door and step up into:

En-Suite Shower Room

7'10" x 6'6" (2.40m x 2.00m)

Velux window to the rear elevation, 3-piece suite comprising; shower cubicle with glazed concertina foldback doors and "Satellites" electric shower over, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, and chrome ladder-style heated towel rail. Half height door into:

Eaves Storage

Single Garage

14'9" x 8'10" (4.50m x 2.70m)

Up-and-over door to the front, lighting, and concrete floor.

Rear Garden

A lovely, paved sun terrace housing a range of mature plants, shrubs and trees. With:

Summerhouse/Home Office

7'10" x 7'2" (2.40m x 2.20m)

Of timber construction; with lined ceiling and walls, lighting, power, and housing the small consumer unit that takes its feed from the main dwelling house.

Further Garden Area

As can be seen from the plan in these details, there is a pedestrian right of access (hatched brown) from the public highway, across the neighbour's demise, to a further area of enclosed garden that is within this property's Freehold title. The area is mainly down to grass with a few fruit trees. With:

Workshop

13'9" x 11'1" (4.20m x 3.40m)

Of timber construction; with a felt pitched roof, windows to two sides, and suspended timber floor.

Additional Information

Broadband:

Superfast broadband speed is available in the area, with predicted highest available download speed 79 Mbps and highest available upload speed 200 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Solihull Metropolitan Borough Council - Band E

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Plans:

Plans are shown for identification purposes (only).

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a 'Intergas Boiler' central heating system, which is located in the utility room.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.





Ground Floor
Approx. 87.8 sq. metres (945.1 sq. feet)



First Floor
Approx. 46.6 sq. metres (501.5 sq. feet)



Second Floor
Approx. 37.4 sq. metres (403.0 sq. feet)

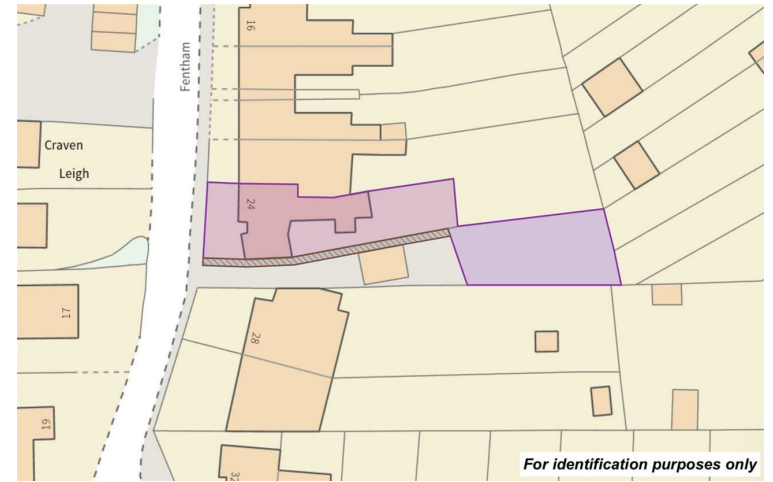


Total area: approx. 171.8 sq. metres (1849.7 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		50	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



For identification purposes only