

# HUNTERS<sup>®</sup>

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## Diddington Lane

Hampton-In-Arden, Solihull, B92 0BZ

Offers In The Region Of £1,175,000



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Council Tax: G





# 18 Diddington Lane

Hampton-In-Arden, Solihull, B92 0BZ

## Offers In The Region Of £1,175,000



### INTRODUCTION

Hunters is pleased to present this eight bedroom property in highly sought after area. Located in the very desirable village of Hampton-in-Arden, this is an exceptionally rare eight bedroom property, offering extremely flexible accommodation for the extended family, a B&B business to generate extra income or indeed as an HMO investment property. Set within grounds of approx. third of an acre, having ample parking, double garage and fantastic gardens, all within a short walk from the train station offering links to Birmingham, Coventry and London together with Birmingham International Airport, this truly is a fantastic spacious family home in a great location. The property is located at the bottom end of Hampton-in-Arden, off Meriden Road.

### LOCATION

Hampton-in-Arden Village offers a quiet, charming community with its own old Manor house - 'Hampton Manor' with its Michelin Star restaurant, a charming village pub "The White Lion Pub", an active village hall, Doctors Surgery, Pharmacist, Post Office, two gyms and a sports club offering a variety of sports including tennis and bowls, a bakery, a quaint village store, a Church that is nearly 900 years old and the reputed 'Soho Tavern'. An abundance of walking trails surround it and is conveniently situated near to Knowle and Dorridge villages, Solihull town centre, and has main rail links to both Birmingham and London stations. Local schools are George Fentham Junior and Heart of England Secondary, serviced via a school bus. A short drive from Junction 5 and 6 of the M42, access to both North and South of the country via the M42 / M6 and M40 is made easy and Birmingham International Airport is also only approx. 5 miles away with Hampton-in-Arden station only 0.4 miles away.

### BRIEF DESCRIPTION

Neatly sitting within a large plot, this house offers extremely versatile accommodation, with three bedrooms to the top (second) floor, including a principal bedroom with en-suite shower room and fabulous views of the garden. There are also two further bedrooms plus main bathroom on this top floor, which is accessed via a staircase from the 1st floor.

On the 1st floor there are two main principle bedrooms, both with en-suite shower rooms, three further bedrooms, two doubles and one single (two of the rooms having their own basins/vanity units) and a large family bathroom with dual basins, separate bath and shower cubicle.

Downstairs there are two reception rooms as well as a large double conservatory and Dining/kitchen with the bonus of a separate utility room with sink and plumbing for both washing machine and dishwasher, together with a useful separate downstairs toilet and a further glass door leading out to the rear garden and to the integrated double garage.

### ON THE GROUND FLOOR

Approached over a tarmac driveway providing ample parking, having lawn area to side, the property comprises:

#### Porch leads into Hallway

Reception Hall, having useful storage cupboard under the stairs, gives access to the ground floor accommodation.

#### Small Cloaks Recess

Located to the left of the Hall having coat hooks etc.

#### Study/Snug (front)

14'3" x 11'1" (4.35m x 3.39m)

Having bay window overlooking the front driveway.

#### Lounge & Sitting Room (rear/side)

The main lounge area is over 28 feet in length and is divided by an archway into two areas - Lounge and Sitting Room.

#### Lounge (side)

14'0" x 11'3" (4.29m x 3.43m)

Having large "Living Frame" gas fire with tall window either side.

#### Sitting Room (rear)

16'6" x 11'3" (5.05m x 3.43m)

Having glass doors opening out into the adjoining Conservatory.

#### Conservatory/Day Room (rear)

18'9" x 9'3" (5.73m x 2.84m)

Leading off the lounge, having glass doors and side windows leading out onto a full width patio area in the rear garden.

#### Kitchen/Dining Area (rear)

17'7" x 16'0" (5.38m x 4.88m)

The kitchen area has numerous fitted wall and base units including double range Belling oven and sink unit. The dining area also has plenty of fitted wall and base units and space for table and chairs. There are glass doors leading out to the conservatory. Useful pantry storage area. Also, access to Utility with downstairs WC off. Also access to the double garage.

#### Conservatory/Dining room (rear)

17'7" x 10'7" (5.36m x 3.25m)

Leading off the dining area of the kitchen, having glass doors leading out onto a full width patio area in the rear garden.

#### Utility Area

19'0" x 6'3" (5.80m x 1.91m)

Having sink unit, fitted units and space and plumbing for both washing machine and dishwasher.

#### Separate Downstairs WC

Located off the Utility.

### ON THE FIRST FLOOR

Stairs from the Hallway lead up to the first floor landing, off which lead:

FIVE BEDROOMS, TWO EN-SUITE SHOWER ROOMS & FAMILY BATHROOM & LARGE STORAGE CUPBOARD & BOILER ROOM

#### Bedroom 1 (front)

15'10" x 15'9" (4.84m x 4.82m)

Having window overlooking front driveway.

#### En-Suite Shower Room

8'4" x 6'5" (2.55m x 1.97m)

Having oblong shower unit, wash hand basin and WC.

#### Bedroom 2 (rear)

12'4" x 10'6" (3.77m x 3.22m)

Having a large walk-in wardrobe and window to rear.

#### En-Suite Shower Room

7'3" x 6'5" (2.23m x 1.97m)

Having square shower unit, wash hand basin and WC.

#### Bedroom 4 (front)

17'3" x 11'3" (5.26m x 3.43m)

Having bay window to front, and fitted wash hand basin in alcove.

#### Bedroom 5 (rear)

16'10" x 11'3" (5.15m x 3.43m)

Having window to rear, and fitted wash hand basin with cupboards/drawers below.

#### Large Main Family Bathroom (side)

11'3" x 8'11" (3.43m x 2.73m)

Having panelled bath, square shower unit, dual inset wash hand basins and WC.

#### Large Boiler Room

Housing two boilers that service the property, one provides gas central heating and hot water to the top floor as a separate unit, with the other boiler servicing the gas central heating and the hot water for the ground floor and first floors. Both have been serviced recently and are in full working order (certification can be provided).

Tel: 01564 770707

## ON THE SECOND FLOOR

Stairs from the first floor landing leading up to the second floor landing having loft ladder access to Boarded Loft which has electric light and power. Off which lead:

THREE FURTHER BEDROOMS (one with EN-SUITE BATHROOM), FAMILY BATHROOM, PLUS ADDITIONAL STORAGE AREA

### Bedroom 6 (front)

21'6" x 12'0" (6.55m x 3.66m)

This bedroom is huge and has both double and twin bed areas, windows to front and rear - enjoying fabulous views of the gardens, and built-in wardrobe.

### En-Suite Bathroom

11'3" x 5'11" (3.43m x 1.80m)

Having panelled bath, square shower unit, wash hand basin and WC.

### Bedroom 7 (front)

8'5" x 7'11" (2.58m x 2.42m)

Having built-in wardrobe and window overlooking front.

### Bedroom 8 (front)

13'9" x 11'3" (4.20m x 3.43m)

Having built-in wardrobes, fitted wash hand basin in alcove and window overlooking front.

### Bathroom

11'3" x 8'4" (3.43m x 2.55m)

Having panelled bath with shower above, washing hand basin and WC. Access to Storage Area.

### Storage Area off Bathroom

Leading off the Bathroom - providing plenty of extra storage space.

## OUTSIDE

### Integral Double Garage

19'1" x 15'9" (5.82m x 4.82m)

Having up-and-over door to front and rear access door to Utility. Mains fuse board, mains gas and electric meters are located in the garage for the main property. Another fuse board is located in the Utility Area (for the rear extension).

### Large Private Rear Garden

Having paved patio across the back of the property and pathway down the garden, formal lawn area, ornamental pond (complete with goldfish), a vegetable plot, small fruit orchard and areas for greenhouse/sheds. There are various power and water points at intervals along the length of the rear garden and to the front driveway.

## PROPERTY POTENTIAL

The property could potentially be converted into a B&B or an HMO Investment property generating approx. £40K per annum (income generation stated is an approximation which should not be relied on and uses would be subject to planning permission being granted and the buyer would need to make their own enquiries with Solihull Metropolitan Borough Council).

## GENERAL INFORMATION

### TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

### COUNCIL TAX BAND

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band G.

### SERVICES

Hunters understands from the vendor that mains drainage, gas, electricity and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property. There is no water meter.

### REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.

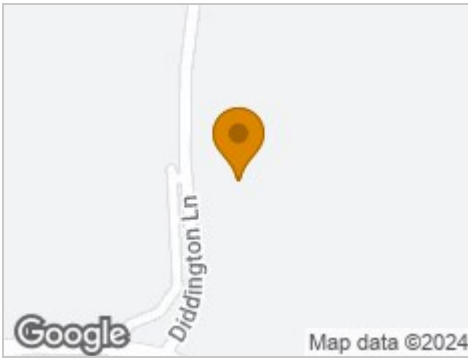
### GENERAL

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

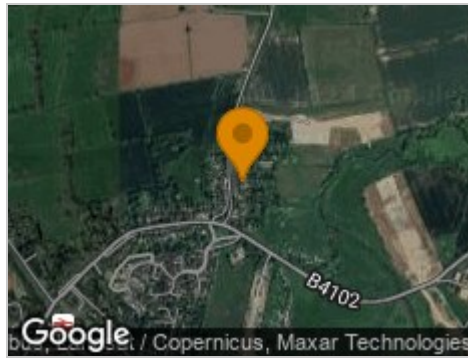




## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Ground Floor**

**First Floor**

**Second Floor**

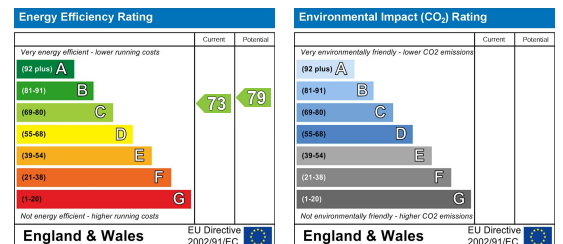
Total floor area 371.3 m<sup>2</sup> (3,996 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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