



Fentham Road, Hampton-In-Arden Solihull





## Property Description

Discover the allure of this character-filled cottage, boasting original character features. This homely cottage has been modernised to a high standard with a conscious design of practicality, flow and feng shui.

On approach the property benefits from parking space to front along with a front garden courtyard with ample space for pots, plants and a table & chairs.

Immerse yourself in comfort with a cosy lounge on entrance incorporating a warming log burner. A thoughtfully and well-designed fitted kitchen features quartz worktop and offers enhanced practicality with large range cooker along with integrated dishwasher. A Convenient separate utility room offers additional W.C and integrated washer dryer.

Ascend to the first floor where the master bedroom has full length fitted wardrobes and a family bathroom; in keeping with the contemporary style of the home. The second floor unveils a spacious bedroom with a large walk-in dressing room/office space. Alternatively used as a bedroom area.

The cottage benefits from (water based) underfloor heating downstairs, gas central heating radiators upstairs and double glazing throughout.

Modernised with thought, this rural retreat ensures tranquility, yet remains well-connected with nearby transport links in the charming village setting.

## Approach

Block paved courtyard with seating area and access to front door.

## Entrance Hallway

Door to front elevation leading into:

## Lounge

15' 7" x 13' 7" ( 4.75m x 4.14m )  
Double glazed window to front elevation, central heating radiator, log burning stove, exposed beams, travertine tiled floor and with water based underfloor heating.

## Kitchen

16' 6" x 10' 2" ( 5.03m x 3.10m )  
Double glazed window to front elevation, a range of wall and base units with quartz work surface over incorporating a Belfast sink with drainer unit, built in microwave, gas range oven with cooker hood over, breakfast bar, fridge freezer and integrated dishwasher.

## Utility Room And W.C

A range of wall and base units, W.C, integrated washer dryer and central heating radiator.

## Landing

Split level landing with airing cupboard.

## Bedroom One

12' 6" x 8' 9" ( 3.81m x 2.67m )

Double glazed window to front elevation, built in wardrobe and central heating radiator.

## Bathroom

Double glazed window to front elevation, bath, W.C , wash hand basin, shower cubicle, part tiled, oak wooden flooring and storage cupboard.

## Bedroom Two

11' 11" x 10' 6" ( 3.63m x 3.20m )

Double glazed window to front elevation, central heating radiator and oak wood flooring.

## Study/Dressing Room

13' 7" x 10' 3" ( 4.14m x 3.12m )

Two double glazed sky lights, central heating radiator and oak wood flooring.

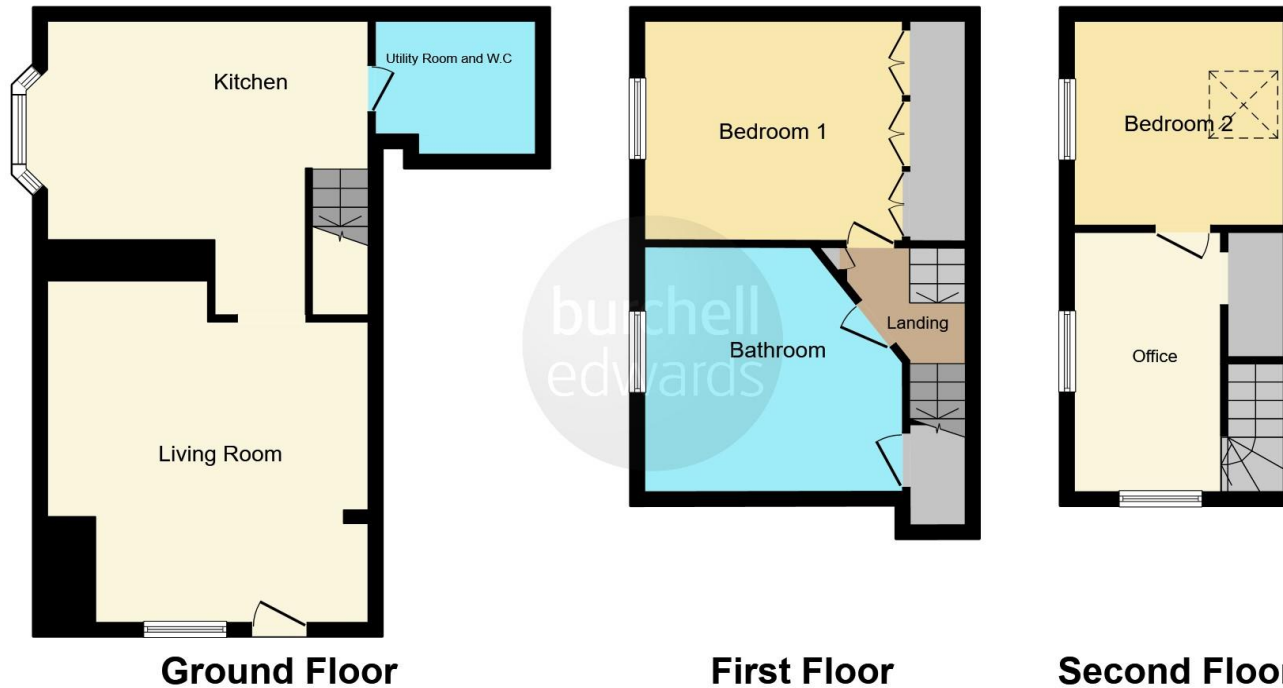
## Courtyard

Blockpaved courtyard on entrance with room for storage, pots & plants and table & chairs.









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**T 0121 705 7551**  
**E solihull@burchelledwards.co.uk**

29 High Street  
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**EPC Rating: D**

**Tenure: Freehold**

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