



Old Station Road, Hampton-In-Arden, Solihull

burchell
edwards

Old Station Road, Hampton-In-Arden, Solihull, B92 0HQ

for sale
£1,150,000



Property Description

Offered with no upward chain, this substantial five-bedroom detached residence presents a rare opportunity to acquire a home on one of Hampton-in-Arden's most desirable roads. Set behind a gated driveway, the property offers generous proportions throughout and enormous potential for modernisation, making it ideal for those looking to create a bespoke family home.

The accommodation includes two en-suite bedrooms, three further spacious bedrooms, and a well-appointed family bathroom. The ground floor provides expansive living space, with the scope to reconfigure or refurbish to suit contemporary tastes and lifestyles.

Externally, the property boasts a large, private rear garden-perfect for entertaining or family recreation-along with a sizeable garage and ample driveway parking, all set behind secure gates for added privacy.

While in need of updating, this is a prime opportunity to invest in a prestigious location, with scope to add significant value through renovation.

We are acting in the sale of the above property and have received an offer of £1,100,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Entrance Porch

Door to Front aspect

Entrance Hall

Double Glazed window to front aspect and under stairs cupboard

Cloakroom

WC, WHB, Double Glazed window to front aspect and radiator

Front Room

20' 11" x 15' (6.38m x 4.57m)
Double glazed window to front and side aspect, open fireplace and radiator

Back Room

20' 10" x 17' 6" (6.35m x 5.33m)
Double glazed window to rear and side aspect, patio doors, open fireplace and Radiator

Dining Room

11' 5" x 9' 1" (3.48m x 2.77m)
Open fireplace and radiator

Kitchen

Fitted Kitchen, wall and base units, double glazed windows to rear aspect, sink and drainer, 1 and 1/2 bowl sink, work surfaces, tiling to splash back areas, gas oven and hob, cooker hood, mains plumbing and radiator

Utility

13' 5" x 8' 7" (4.09m x 2.62m)
Wall and base units, cupboards and sink with drainer

Conservatory

Irregular Shaped Room 22' 4" x 14' 2" (6.81m x 4.32m)
UPVC, double glazed windows to rear and side aspect, lighting

Bedroom 1

25' 1" x 14' 8" (7.65m x 4.47m)
Double glazed windows to rear and side aspect, walk-in-wardrobe and radiator

En-Suite

W.C, W.H.B, Shower cubicle, extractor fan, radiator and double glazed window to side aspect

Bedroom 2

15' 7" x 13' 11" (4.75m x 4.24m)
Double glazed window to rear aspect, radiator

En-Suite

Hot towell rail, W.C, W.H.B, bath with shower head, double glazed window to side aspect, shower cubicle, partially tiled

Bedroom 3

18' x 14' 9" (5.49m x 4.50m)
Double glazed window to rear aspect, fitted wardrobes and radiator

Bedroom 4

17' 9" x 13' 7" (5.41m x 4.14m)
Double glazed window to front and side aspect, cupboard and radiator

Bedroom 5

13' 10" x 14' 1" (4.22m x 4.29m)
double glazed window to front aspect and Radiator

Bathroom

Double glazed windows to rear aspect, hot towell rail, partially tiled, W.C, W.H.B,

Box Room (upstairs)

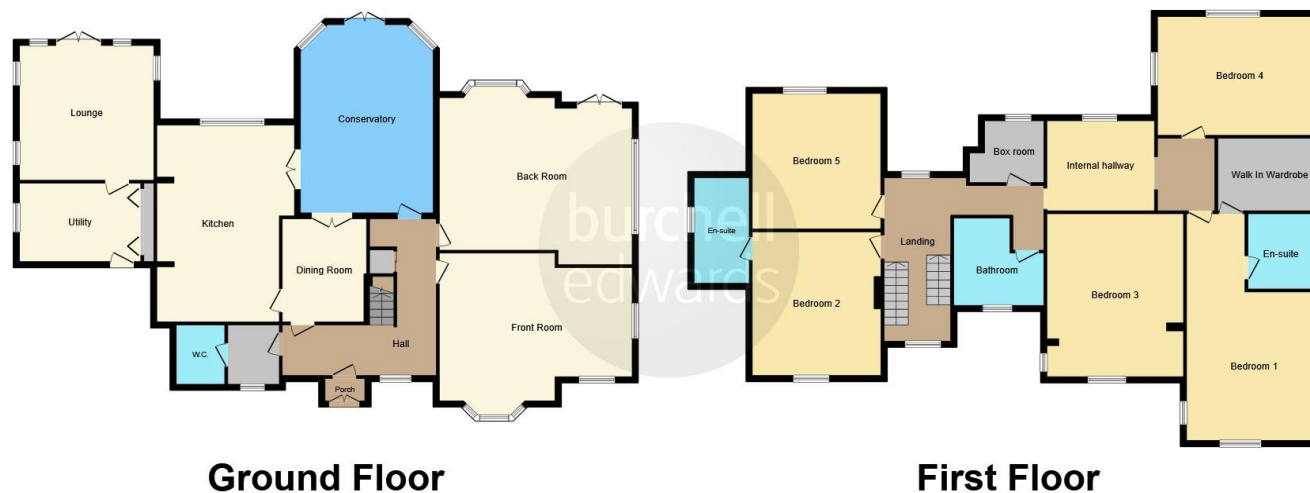
6' 9" x 6' 5" (2.06m x 1.96m)
Double glazed window to front aspect and shelf storage

Double Garage

22' 2" x 17' 7" (6.76m x 5.36m)
Power, light and up & over doors







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). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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29 High Street
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EPC Rating: E Council Tax
 Band: G

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SOL205866



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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