

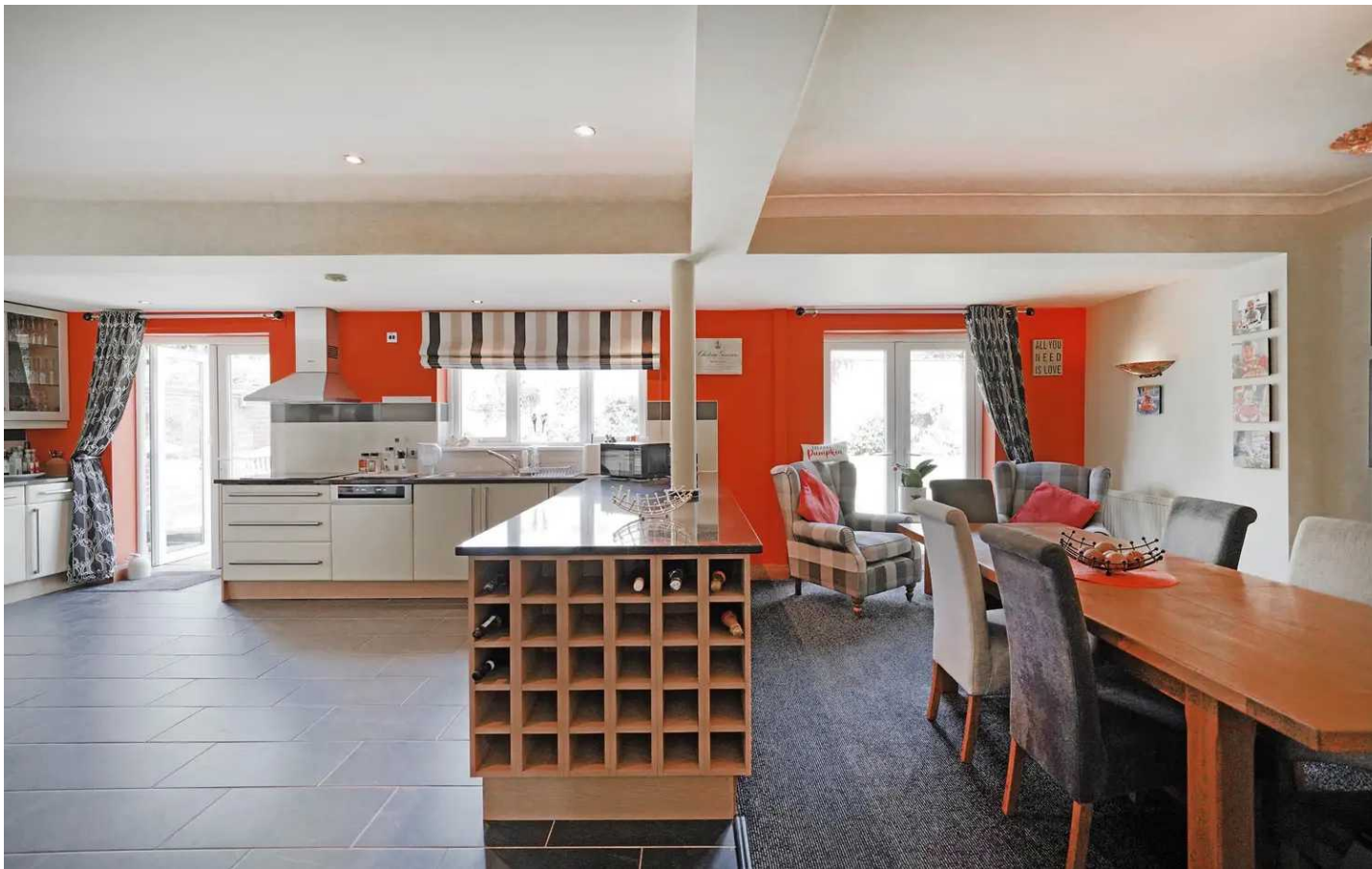


Hampton Lane, Solihull

In Excess of £1,000,000

xact  
EXCLUSIVE





## PROPERTY OVERVIEW

Situated in the highly desirable area of Solihull, this stunning four double bedroom detached property boasts a prime location within easy walking distance to Solihull Town Centre. Nestled in a sought-after road, the property is set behind a large driveway offering ample parking for multiple vehicles, providing convenience and accessibility for residents and guests alike. The present owners have significantly extended, remodelled, and improved the property to create a spacious and modern living environment. Upon entering, you are welcomed by an entrance porch leading to a guest cloakroom and a large hallway that provides access to all ground floor accommodation. The property features two reception rooms, including a spacious living room with a feature bay window that fills the room with natural light, and an office area to the rear. The heart of the home lies in the large and functional open plan kitchen, dining, and family room. This contemporary space is perfect for entertaining and every-day living, with two sets of French doors leading to the private rear garden. The kitchen is well-equipped with modern appliances and a large work surface / breakfast bar, while a large utility room and WC add to the convenience of the layout.



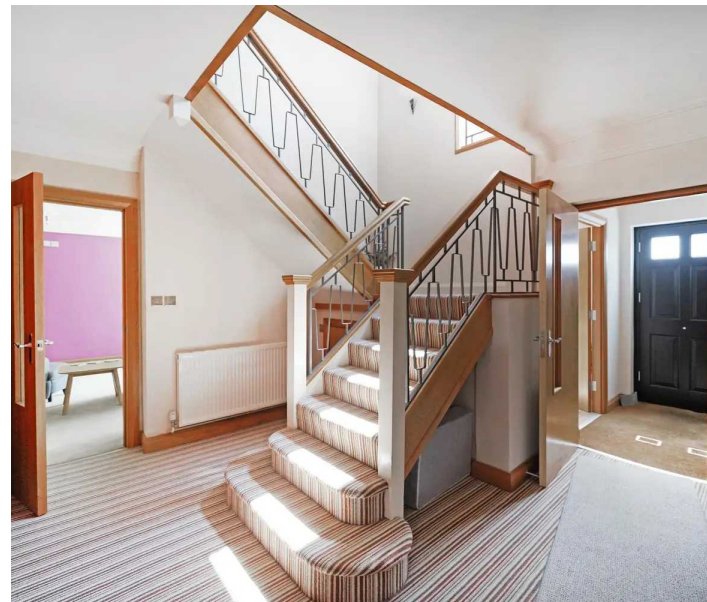
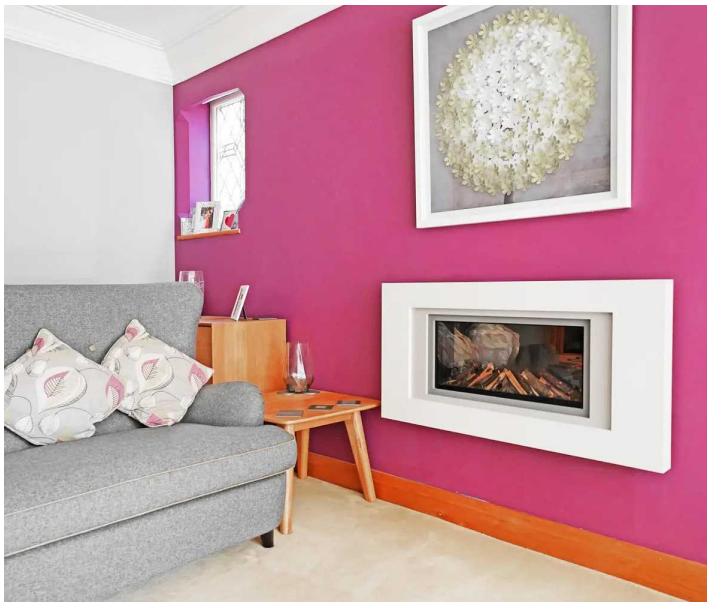
The property offers four generously sized double bedrooms, each benefiting from its own en-suite facilities, providing privacy and comfort for all residents. The principal suite boasts a luxurious en-suite bathroom, creating a peaceful retreat within the home. Outside, the beautifully maintained private rear garden is a true highlight of the property. Enclosed by oak sleeper lined borders, the garden features a full-width patio area ideal for al fresco dining, and is mainly laid to lawn, providing a serene outdoor space to enjoy. In summary, this exceptional property offers a rare opportunity to acquire a beautifully presented home in a sought-after location. With its spacious interior, high-quality finishes, and convenient proximity to local amenities, this property is sure to appeal to those seeking a modern and comfortable living space in Solihull.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold





- Stunning Four Double Bedroom Detached Located Within Easy Walking Distance To Solihull Town Centre
- Situated In A Highly Sought After Road And Set Behind A Large Driveway With Parking For Multiple Vehicles
- Significantly Extended, Remodelled And Improved By The Present Owners
- Entrance Porch With Guest Cloakroom And Large Entrance Hallway Leading To All Ground Floor Accommodation
- Two Reception Rooms Including Large Living Room With Feature Bay Window And Office To Rear
- Large And Functional Open Plan Kitchen / Dining And Family Room Leading To Large Utility And WC
- Four Double Bedrooms With Four En-suite Facilities
- Beautifully Maintained Private Rear Garden With Oak Sleeper Lined Borders, Full Width Patio And Mainly Laid With Lawn

#### **ENTRANCE PORCH**

#### **WC**

5' 7" x 5' 5" (1.70m x 1.65m)

#### **HALLWAY**

#### **LIVING ROOM**

24' 5" x 13' 11" (7.44m x 4.24m)

#### **OFFICE**

13' 9" x 9' 5" (4.19m x 2.87m)

#### **KITCHEN/DINING/FAMILY ROOM**

27' 5" x 17' 11" (8.36m x 5.46m)

#### **WC**

#### **UTILITY ROOM**

10' 8" x 8' 8" (3.25m x 2.64m)

#### **INTEGRAL GARAGE**

17' 4" x 15' 0" (5.28m x 4.57m)



## FIRST FLOOR

### PRINCIPAL BEDROOM

16' 1" x 13' 11" (4.90m x 4.24m)

### ENSUITE

### BEDROOM TWO

12' 1" x 11' 3" (3.68m x 3.43m)

### ENSUITE

6' 7" x 6' 2" (2.01m x 1.88m)

### BEDROOM THREE

12' 0" x 11' 4" (3.66m x 3.45m)

### WALK IN WARDROBE

6' 5" x 6' 0" (1.96m x 1.83m)

### ENSUITE

6' 5" x 5' 8" (1.96m x 1.73m)

### BEDROOM FOUR

12' 0" x 10' 0" (3.66m x 3.05m)

### ENSUITE

### TOTAL SQUARE FOOTAGE

240.2 sq.m (2585 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **PRIVATE REAR GARDEN WITH FULL WIDTH PATIO**

#### **ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, Neff extractor, microwave, dishwasher, all carpets, curtains, blinds and light fittings, solar panels and electric garage door.

#### **ADDITIONAL INFORMATION**

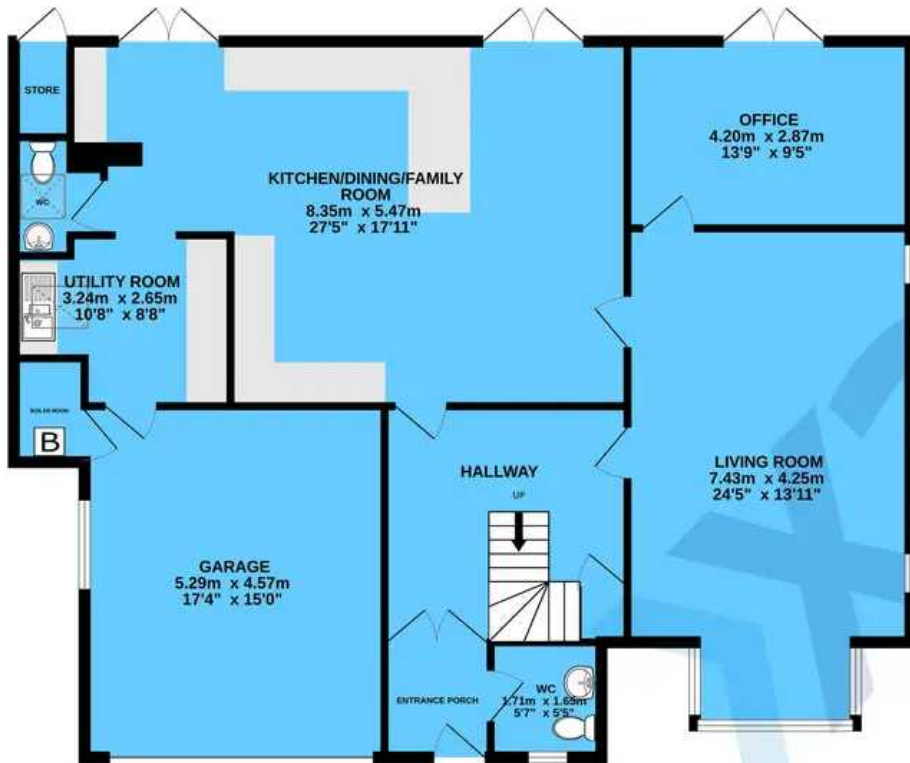
Services - water meter, mains gas, electricity and sewers. Broadband - BT - fibre optic. Loft space - boarded with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

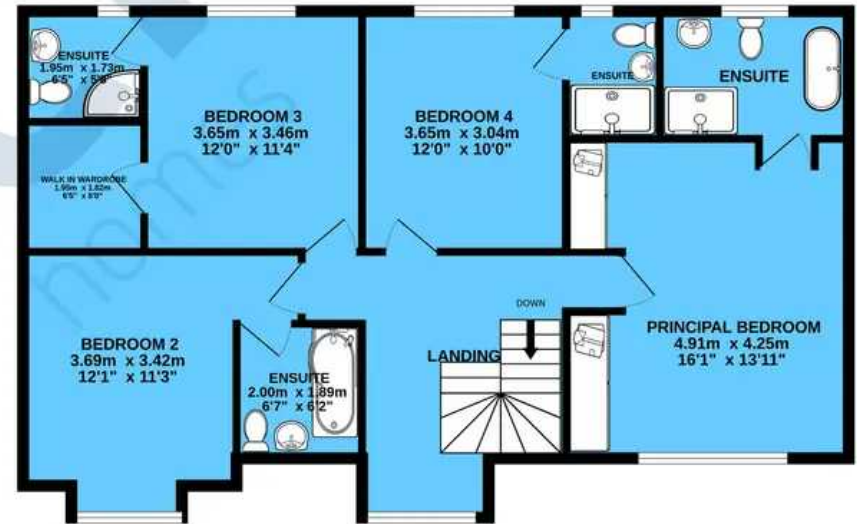
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
143.2 sq.m. (1541 sq.ft.) approx.



1ST FLOOR  
97.0 sq.m. (1044 sq.ft.) approx.



TOTAL FLOOR AREA : 240.2 sq.m. (2585 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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