



21c Hampton Lane

Solihull, B91 2QE



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4 Bedrooms 4 Bathrooms 3 Reception Rooms

“Exceptional four bedroom detached home with four en suites, expansive open-plan living and a landscaped garden, perfectly positioned just a short walk from Solihull town centre...”

Scott Richardson Brown CEO

- Impressive four double bedroom detached home with over 2,500 sq ft of accommodation.
- Significantly extended and remodelled to enhance layout and functionality.
- Beautiful open-plan kitchen, dining and family space.
- Spacious living room with bay window and separate office.
- All bedrooms are generous doubles, each with its own en suite.
- Private rear garden with full-width patio and oak sleeper borders.
- Large driveway with parking for several vehicles and a double garage.
- Prime location on a sought-after road, walking distance to Solihull town centre.



2585 sq ft (240.2 sq m)



The entrance hall

The entrance porch leads into a welcoming hallway that sets the tone for the space and layout. With stairs rising to the first floor and doors to all principal ground floor rooms, the hallway is both wide and inviting, creating a strong first impression on arrival.





The kitchen, dining and family room

This striking open-plan kitchen, dining and family room is the true centrepiece of the home. The current open-plan design was created during the refurbishment by removing internal walls and extending to the rear, enhancing flow and usability while connecting beautifully to the garden, perfect for summer entertaining or simply enjoying the peaceful setting.





The modern kitchen is thoughtfully designed with extensive cabinetry, a large breakfast bar and integrated appliances including Neff oven, hob, extractor, microwave and dishwasher. A bank of units maximises storage and the layout flows into the dining and family spaces, making it ideal for busy households or entertaining. From here there is direct access to the utility room and a cloakroom for added convenience.



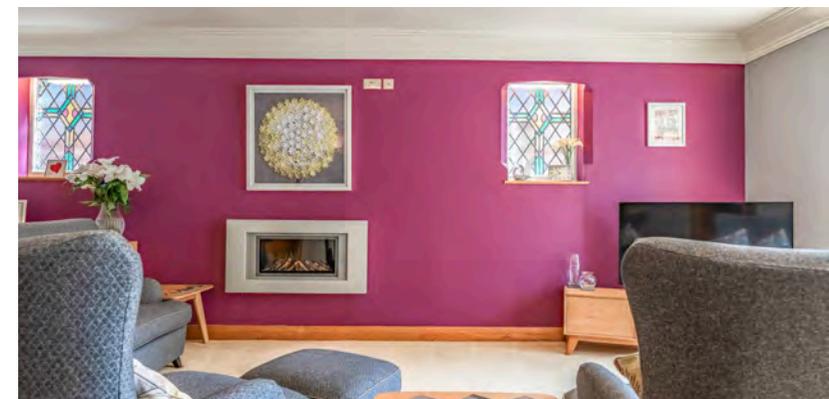


Centrally positioned within the open-plan layout, the dining and living area benefits from garden views and natural light via dual sets of French doors. There's ample room for a large dining table and additional seating, with its proximity to the kitchen making it perfect for family meals or hosting guests.



The living room

The living room is an exceptionally spacious and welcoming space, thoughtfully designed to combine comfort with style. A large bay window to the front elevation floods the room with natural light, while the neutral flooring and elegant crown moulding add a refined sense of character throughout. A stylish modern fireplace flanked by two decorative stained-glass windows, echoes the period charm of the room.





The room offers ample space for multiple seating areas, making it ideal for both relaxed family living and more formal entertaining. The wide, open proportions of the room create excellent flow from the central hallway, and the overall effect is a sophisticated yet practical space that truly forms the heart of the home. From here, there is access to the adjacent office, which in turn leads to the garden through French doors.





The office

Formed as part of the rear ground floor extension, the office provides an ideal working space, tucked away next to the living room, providing a quiet and private space for remote working. With a pleasant view of the garden and access through French doors, it is both functional and well positioned.



The utility and cloakrooms

Accessed from the kitchen area, the utility provides additional storage, worktop space, a second sink and plumbing for laundry appliances. From here, there is also access to the integral garage. A separate WC is also located off the kitchen, ideal for use when outside or during busy family mornings. Situated off the entrance hallway, a further cloakroom is fitted with a WC and wash hand basin. It is conveniently located for guests and family use and features a modern, neutral design.





The landing

The landing is an inviting and well-lit central space that connects all four bedrooms. Enhanced by a large window that draws in natural light and offers an open view of the surrounding greenery, this gallery-style landing was reconfigured during the property's major refurbishment and now features a striking minstrels' gallery design, adding architectural interest and a sense of openness. A ceiling hatch provides access to the attic, centrally located for convenience.





The principal bedroom

The principal bedroom is an impressively proportioned suite. Formed above the former lounge as part of the first-floor redesign, this principal suite offers both scale and seclusion. A full wall of discreet storage space provides convenience while maintaining a clean, streamlined aesthetic. There is plenty of room for a large bed and additional freestanding furniture. To one side, a door leads directly into the en suite bathroom.





The principal en suite

The spacious en suite bathroom is fitted with a characterful roll-top bath, large separate shower enclosure, pedestal wash basin and WC. Finished in neutral tones with contemporary fittings, it creates a calm and indulgent atmosphere.





The second bedroom and en suite

A large double bedroom with front-facing window and plenty of natural light. This room also enjoys the luxury of its own en suite shower room, an ideal guest suite or second bedroom for family.





The third bedroom and en suite

This rear-facing double bedroom enjoys a peaceful outlook over the garden and the proportions comfortably accommodate a double bed and additional furnishings. A walk-in wardrobe offers generous storage and the en suite shower room is fitted with a modern suite, including a corner shower, basin and WC.





The fourth bedroom and en suite

A neatly presented fourth bedroom, featuring a rear-facing window and its own en suite shower room, comprising a shower, WC and basin, finished with neutral tiling and modern fittings.





The garden

The garden is a beautifully landscaped outdoor retreat, offering both privacy and tranquillity. A large paved terrace spans the rear of the house, ideal for alfresco dining and entertaining, with ample space for outdoor furniture and relaxed seating areas.







The garden is bordered by mature planting, creating a natural screen that enhances the sense of seclusion. There is a raised sleeper-edged flowerbed stocked with colourful planting, along with shaped borders that soften the edges of the lawn. A side gate gives direct access to the front of the property and there is a large timber shed, ideal for storing gardening equipment.





The driveway and parking

Set back from the road, the property is approached via a large driveway offering parking for multiple vehicles. The wide frontage adds to the home's kerb appeal and provides easy access to the double garage. Integral to the property, the double garage offers secure parking and storage, featuring power, lighting and an electric door. It can be accessed via the utility room and could offer future potential, subject to planning permission.



Location

21c Hampton Lane enjoys a highly sought-after address within walking distance of Solihull town centre, placing it at the heart of one of the West Midlands' most desirable residential areas. Hampton Lane itself is lined with mature trees and prestigious homes, offering an appealing blend of privacy, character and convenience.

Solihull is renowned for its outstanding schools, boutique shopping, independent cafes and award-winning restaurants, all just a short stroll away. Mell Square and Touchwood Shopping Centre are within easy reach, offering everything from high-end fashion to everyday essentials, while the town's popular bars, markets and green spaces provide plenty of opportunities for leisure and relaxation.

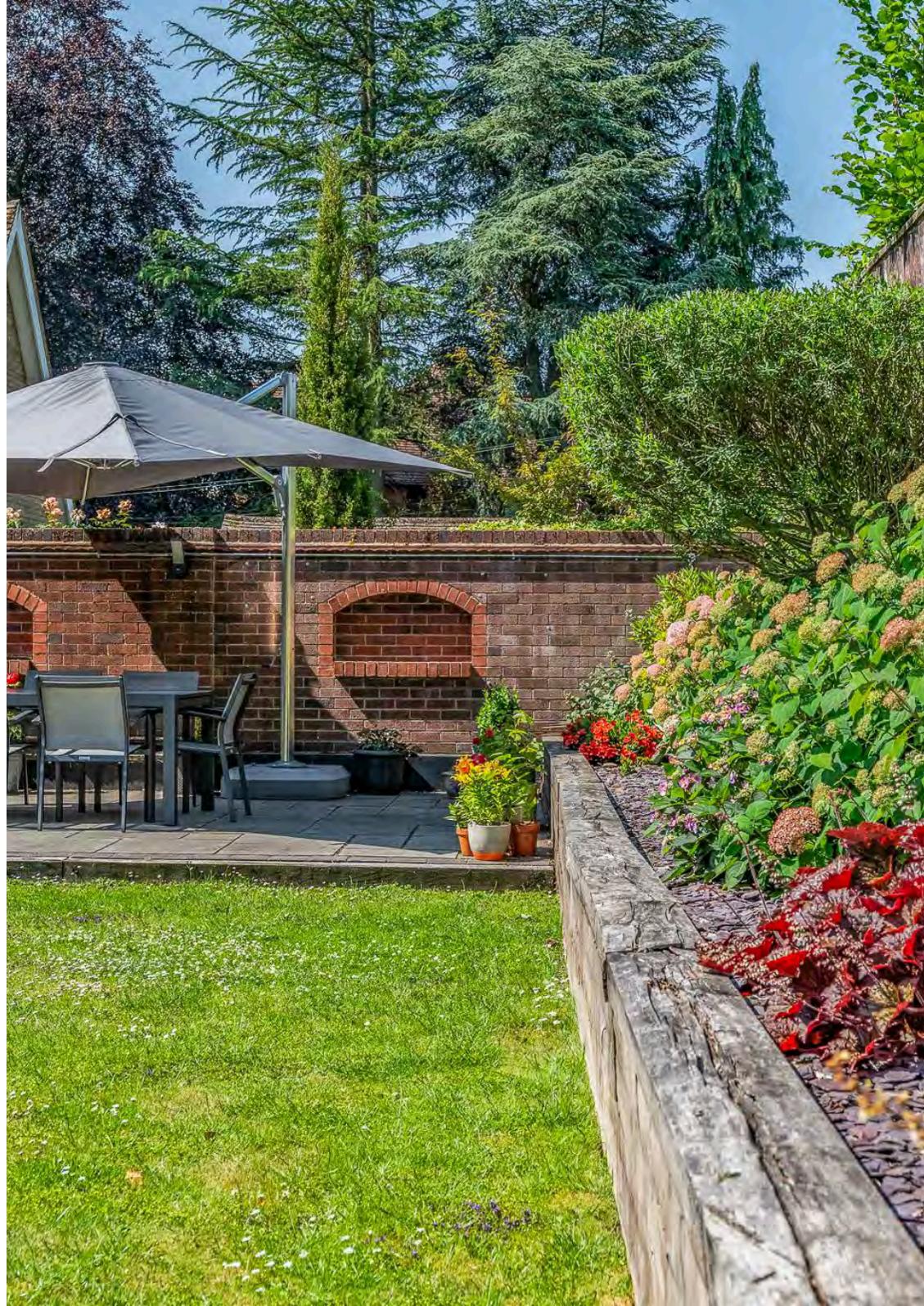
Commuters will find excellent transport links close by. Solihull railway station provides direct services to Birmingham Moor Street and London Marylebone, while the nearby M42 connects to the M40, M5, and M6 motorways, giving fast access to Birmingham, the wider Midlands and beyond. Birmingham Airport is also just a short drive away.

Services

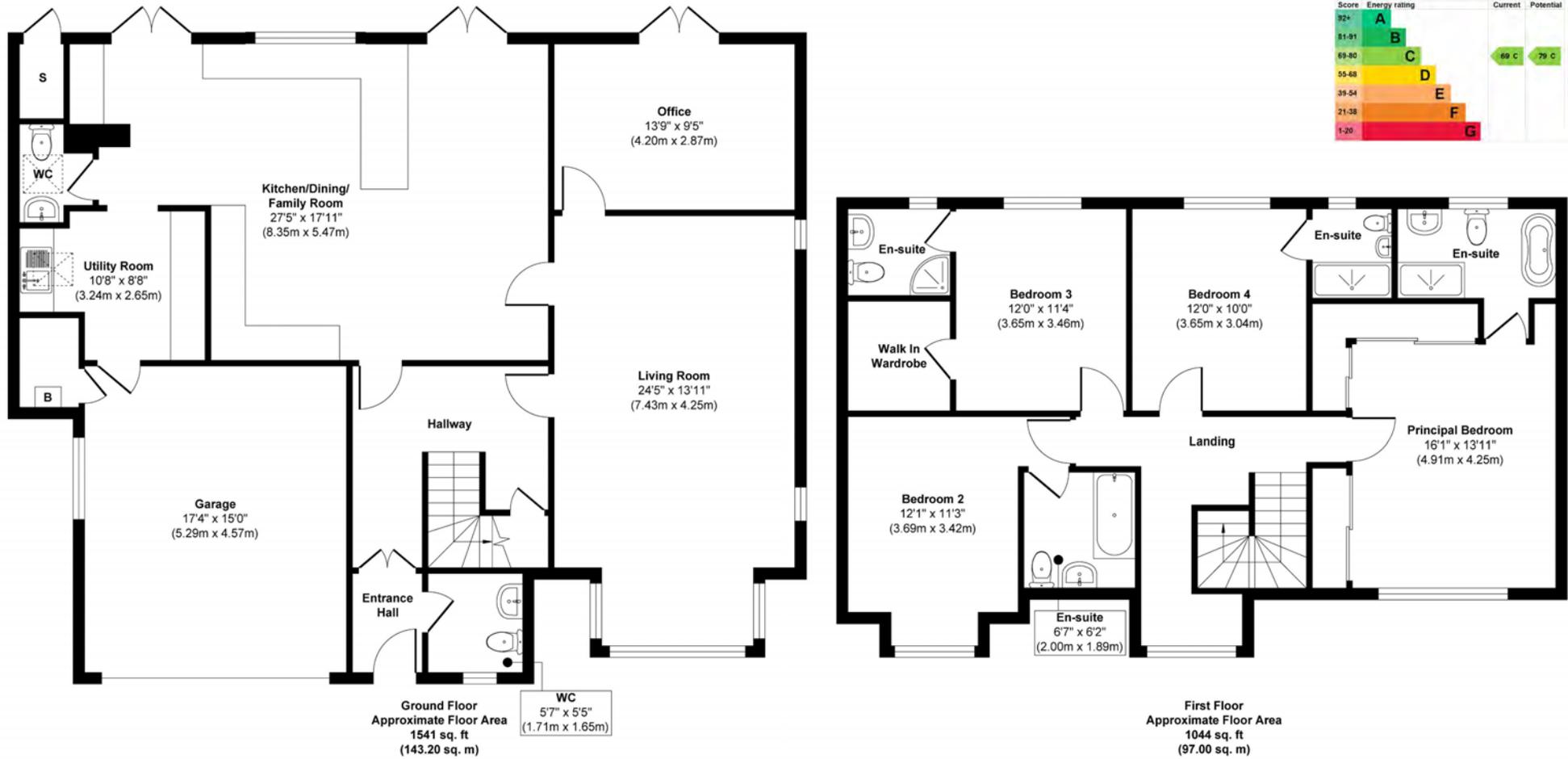
The property benefits from mains gas, electricity, water and drainage and is also fitted with solar panels, providing improved energy efficiency and reduced running costs.

Council Tax

The Council Tax for this property is Band G



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Approx. Gross Internal Floor Area 2585 sq. ft / 240.20 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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