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SALES & LETTINGS

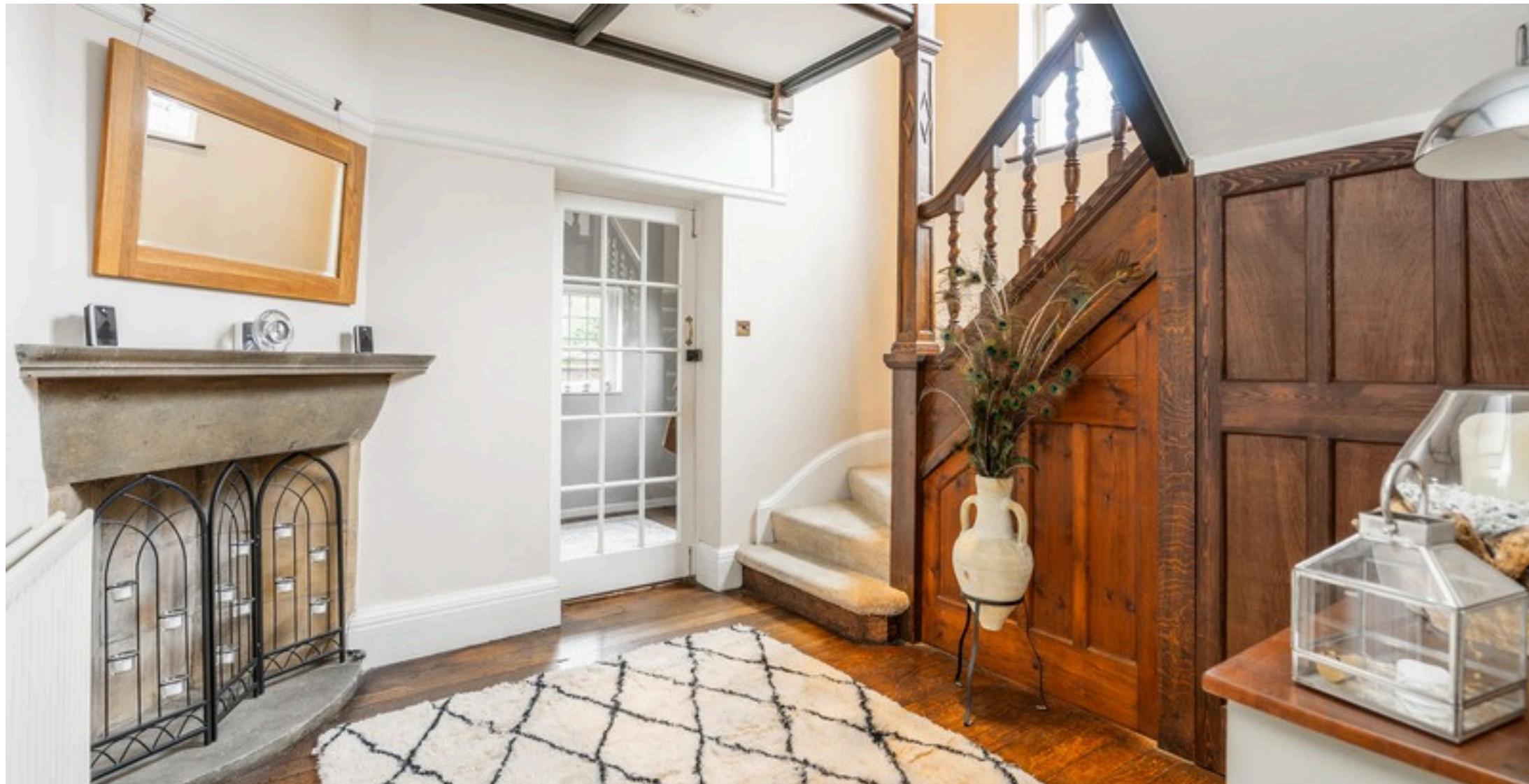
**34 HAMPTON LANE
SOLIHULL
B91 2PZ**

Regally positioned on the corner of Hampton Lane, this imposing three bedroom detached home blends period charm with thoughtful modern updates, creating a living space full of character and warmth within walking distance of Solihull Town Centre. The property has tremendous potential to extend, subject to relevant planning permission.

34 HAMPTON LANE

This wonderful early 1920s home offers a rare blend of character and comfort, where period charm meets considered modern living. From the moment you step inside, there is a warmth and authenticity that only a home of this era can provide.

The current owners have carefully preserved many of the original features while introducing a fresh, elegant style that feels both current and welcoming. Exposed beams bring texture and depth, traditional wooden internal doors add a sense of craftsmanship, and striking fireplaces create natural focal points that invite relaxed evenings in. It is a home that celebrates its heritage while embracing contemporary living, offering a setting that feels timeless, stylish and effortlessly liveable.

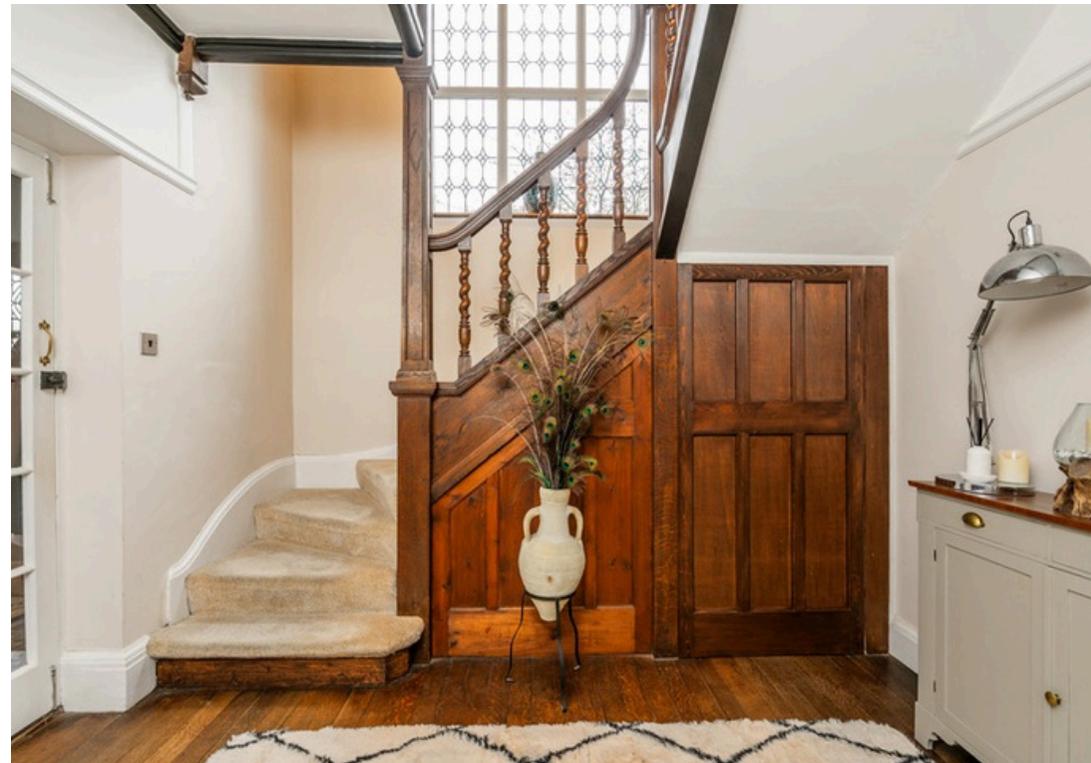


The entrance hall leads into a welcoming reception hall, where wood panelling and elegant staircase spindles create an immediate sense of grandeur.

Halfway up the staircase, a stained glass window provides a colourful focal point, while an original stone fireplace sits proudly in one corner of the hall.

The stunning lounge is flooded with natural light from a deep walk-in bay window and features a charming log burner with a sleeper mantle over, making it a wonderfully cosy yet impressive living space.

The formal dining room enjoys quarry tiled flooring that continues seamlessly into the kitchen, along with a built-in corner unit that enhances the room's character. The cottage-style kitchen is centred around a large Aga cooker and complemented by additional integrated appliances and an extensive range of units. A door leads through to the utility room for added practicality. Completing the ground floor is a study overlooking the front elevation, ideal for those working from home.











Upstairs, the spacious principal bedroom benefits from fitted wardrobes and its own feature fireplace. Two further generous double bedrooms, both with fitted wardrobes, provide excellent accommodation for family or guests. A modern family bathroom is accompanied by a separate luxury shower room.



Externally, the property offers ample driveway parking for several vehicles in addition to a double garage. The private south-facing rear garden is a true highlight, featuring an expansive patio area, pergola and a well-maintained lawn beyond, all bordered by mature hedging and trees for a high degree of privacy.





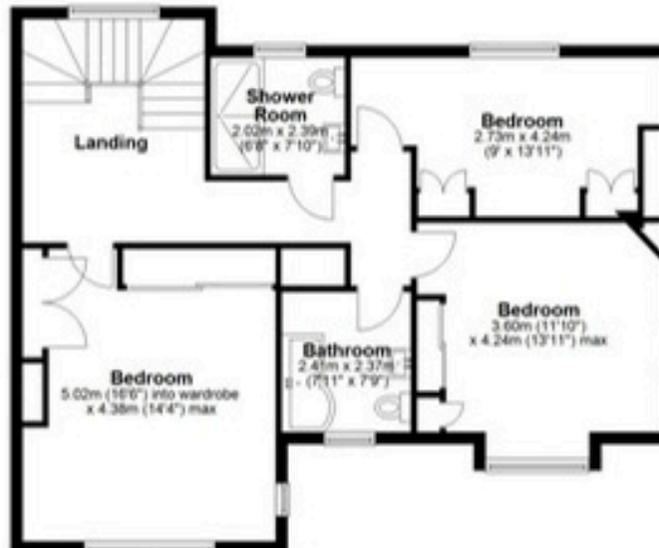
Ground Floor

Main area: approx. 93.5 sq. metres (1006.0 sq. feet)
Plus garage: approx. 21.1 sq. metres (226.1 sq. feet)



First Floor

Approx. 82.5 sq. metres (887.9 sq. feet)



Main area: Approx. 175.9 sq. metres (1893.9 sq. feet)

Plus garage: approx. 21.1 sq. metres (226.1 sq. feet)

This floor plan is for illustration purposes only. This is not intended to be a measured/colored survey or comply with RICS guidelines. All measurements (including total floor area), openings, orientation and floor area are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or misstatement. Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FEATURES

- Stunning Detached Characterful Property
- Many Original Features
- Three Reception Rooms
- Fitted Kitchen with AGA Cooker
- Separate Utility Room
- Spacious Principal Bedroom
- Two Further Good Sized Bedrooms
- Bathroom & Shower Room
- South Facing Private Rear Garden
- Ample Driveway Parking & Double Garage
- Walking Distance to Solihull Town Centre

SIZE Total - 1,893 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

BROADBAND

Type	Max download speed	Max upload speed
Standard	15 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1800 Mbps	1000 Mbps

Network in the area: OpenReach, CityFibre, Virgin Media

MOBILE

Network in the area: 3 - 84%, EE - 82%, O2 - 80%, Vodafone - 77%

PARKING

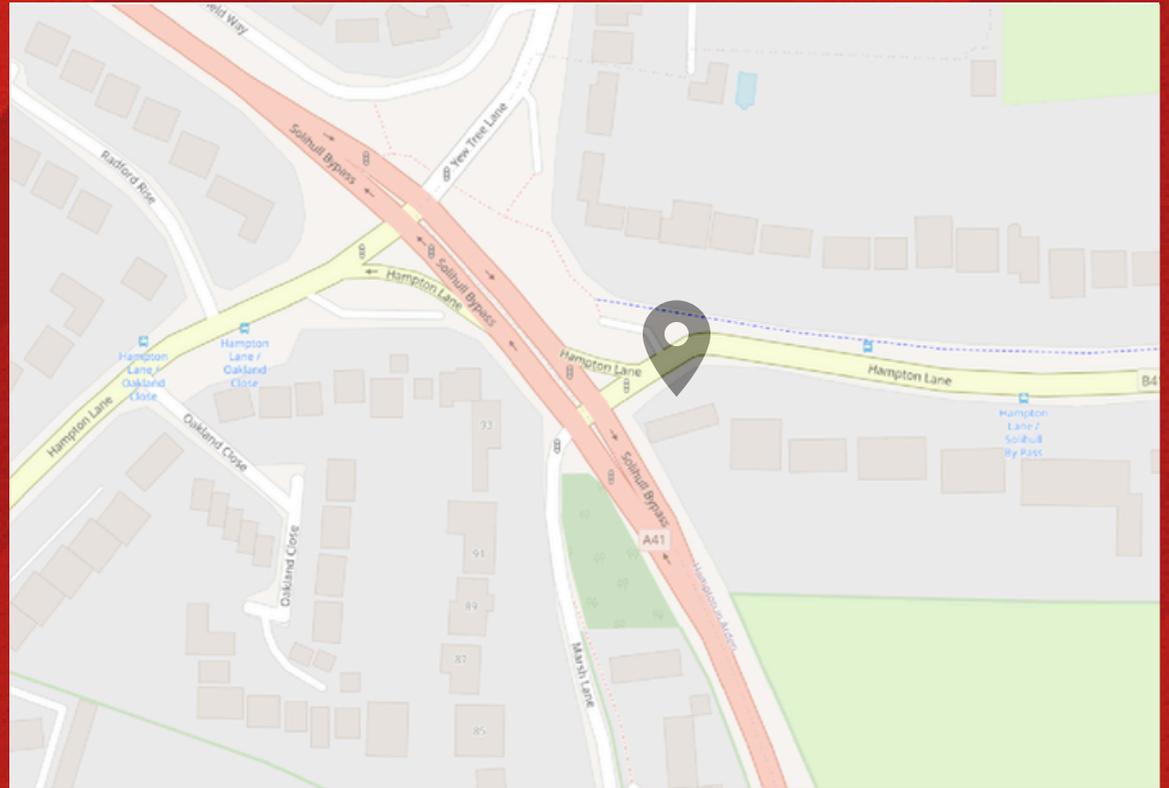
Driveway Parking For 6 Cars

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Conveniently located close to Solihull Town Centre and its excellent amenities, shops and bars including Touchwood Shopping Centre and Tudor Grange Leisure Centre. Canal walks are within strolling distance whilst children's educational needs are well served by outstanding schools both in the public and private sector. Birmingham International Airport and Railway Station are just a short 10-minute drive away and the M42 Junction 5 provides fast links to the M40, M5 and M6 motorways.

VIEWING

Book a viewing with Sole Agents DM & Co. by phone or email:

☎ 0121 775 0101 (option 1)

✉ sales@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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