



  
SHORTLAND  
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Property Experts



Old Station Road  
Hampton-In-Arden B92 0HA

# Old Station Road

## B92 0HA

Nestled in the charming village of Hampton-in-Arden, this superb extended three-bedroom mid-terrace house on Old Station Road is a delightful find for those seeking a blend of comfort and convenience. The property boasts a well-designed layout, beginning with an inviting entrance porch that leads into a spacious living room, perfect for relaxation and entertaining.

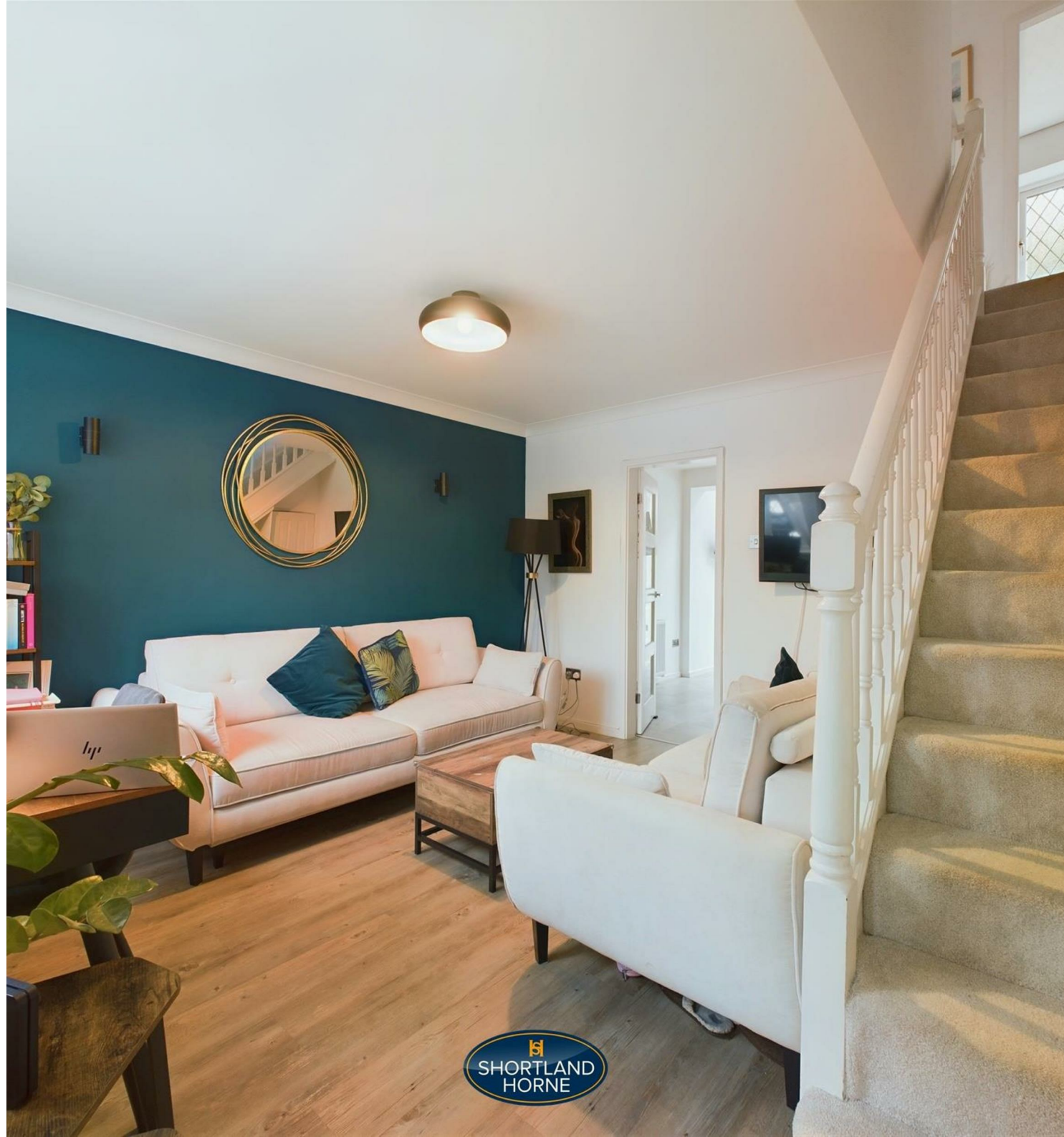
The heart of the home is undoubtedly the extended kitchen diner, which is generously equipped with modern appliances, including a fridge freezer, two ovens, a microwave, and a dishwasher. French doors open from this area to the low-maintenance rear garden, creating a seamless connection between indoor and outdoor living, ideal for summer gatherings or quiet evenings.

On the first floor, you will find three well-proportioned bedrooms, providing ample space for family or guests. The modern fitted shower room adds a touch of contemporary style and convenience to the upper level.

Externally, the property features a block-paved driveway that accommodates parking for two vehicles, along with a single detached garage, offering additional storage or workshop space. The location is particularly advantageous, with excellent local amenities including shops, pubs, a historic church with Norman origins, a doctors' surgery, and a railway station, all within easy reach. Furthermore, the property is just a short distance from Solihull and the M42 motorway, making it an ideal choice for commuters.

This home presents a wonderful opportunity to enjoy village life while remaining well-connected to urban conveniences. Don't miss the chance to make this lovely property your own.

**\*\*PLEASE NOTE PHOTOS WERE TAKEN BEFORE THE TENANT MOVED IN\*\***









## Dimensions

### GROUND FLOOR

#### Entry

1.14m x 1.12m

#### Living Room

3.91m x 3.86m

#### Kitchen

4.55m x 3.86m

### FIRST FLOOR

#### Bedroom One

3.94m x 3.20m

#### Bedroom Two

3.56m x 3.33m

#### Bedroom Three

2.54m x 2.01m

#### Bathroom

1.68m x 1.78m

### OUTSIDE

#### Garage

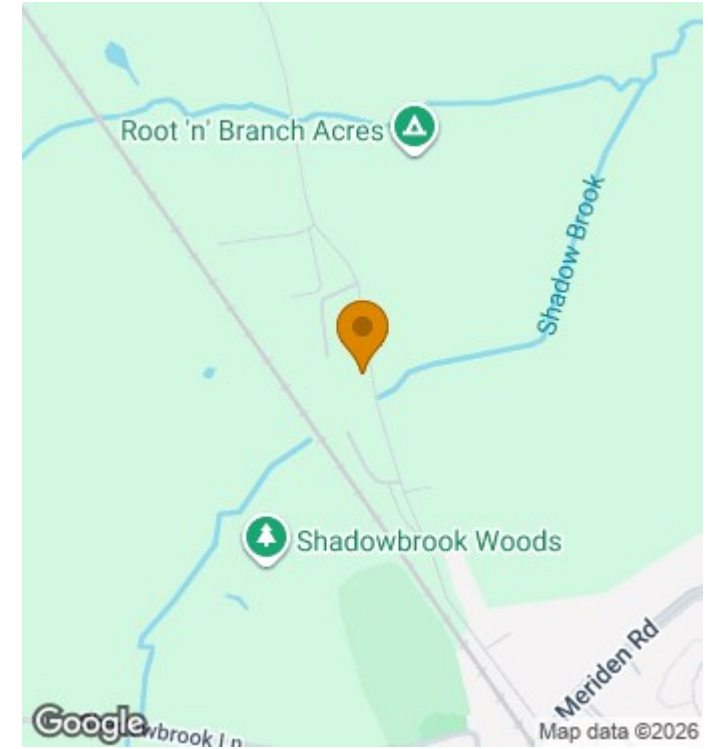
2.59m x 5.05m



# Floor Plan



# Location Map



Total area: sq ft

### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

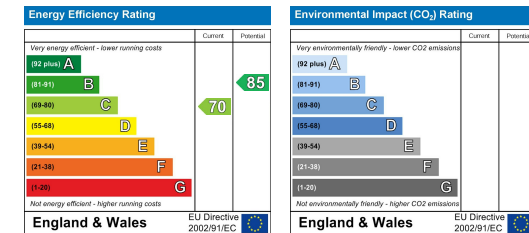
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA, to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

# EPC



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