



**11 High Street, B92 0AE**  
Sale Price £550,000



**Love  
Property Co.**

# 11 High Street, Hampton-in-Arden, Solihull, B92 0AE

Tenure - Freehold

EPC Rating – D

Council Tax Band – D

Love Property Co are pleased to offer this rare to market charming character four bedroomed Victorian end terraced cottage stands in the very heart of the village and its conservation area. This well-presented accommodation which has been substantially extended and recently improved and updated by the present owner to provide surprisingly spacious accommodation which can only be appreciated by viewing internally. The property has the benefit of a tandem driveway to the side, a delightful long lawned, established, private garden to the rear with shared access and accommodation with both hall and cloakroom, feature fireplaces and open fire, an impressive ensuite bathroom and a separate 'Jack and Jill' ensuite shower room. The village is well served by local stores, inns, an historic church with Norman origins, a reputable primary school, a sports and tennis club and a village railway station providing commuter services between Birmingham New Street and International with London Euston. The village is surrounded by open green belt countryside yet stands within just four miles of Solihull town centre which provides further and more comprehensive facilities.

The accommodation comprises:-

**RECEPTION LOBBY** with arched timber front door, black and white chequered tiled floor and part-glazed oak paneled inner door to the

**LOUNGE/LIVING ROOM (FRONT)** 15' 1" x 12' 1" (4.61m x 3.68m) having a wood paneled effect floor throughout, secondary glazed bay window to the front, ornate radiator, proud chimney breast with stone effect fire surround with cast iron inset and raised slate hearth and an oak paneled inner door to the

**DINING/SITTING ROOM** 11' 8" x 8' 11" (3.54m x 2.73m) with a continuation of the wood paneled effect floor which runs throughout to the kitchen, a proud chimney breast with timber fire surround and cast iron inset and raised tiled hearth, stairs to the first floor and door to the

**CLOAKROOM** having a modern white suite with WC, hand basin, tongue and groove paneling.



**BREAKFAST KITCHEN 22' 8" x 7' 4" (6.90m x 2.23m)** having a range of white fronted kitchen units with stainless steel effect handles, timber edged tiled worksurfaces, white ceramic bowl with mixer tap, four ring ceramic hob with stainless steel upstand and filter fan above, stainless steel fronted oven and microwave and Siemens slimline dishwasher, fridge/freezer space, spotlighting, breakfast area to the rear with window to the garden, French doors to the patio and walkway through to the

**CONSERVATORY 6' 10" x 12' 0" (2.09m x 3.66m)** with underfloor heating and having French doors from the sitting room, a tiled floor, double glazed timber framed windows and mono pitched glass roof with opening skylight, views to the garden and French doors to the patio.

Stairs with timber handrail lead from the sitting room to the

#### FIRST FLOOR AND LANDING AREA

**BEDROOM ONE/PRINCIPLE (FRONT) 12' 1" x 12' 2" min (3.68m x 3.72m)** having window to the front and recess ideal for wardrobe/storage.

**ENSUITE SHOWER ROOM** having a white suite with wood panelled effect floor, WC, vanity unit with semi-recessed hand basin, full height tiling to the shower with glazed shower door and wall mounted thermostatic shower, spotlighting, extractor, designer chrome towel rail and a door through to

**BEDROOM TWO (REAR) 12' 5" x 7' 10" (3.78m x 2.39m)** having twin windows to the side and a door to the

**ENSUITE BATHROOM 7' 7" x 7' 10" (2.30m x 2.39m)** having a white suite with half height tongue and groove panelling throughout, tiled floor, jacuzzi spa bath with mixer tap and shower attachment, hand basin and WC, towel rail, spotlighting and window to the rear.

**BEDROOM THREE (REAR) 8' 11" x 8' 6" (2.59m x 2.73m)** also accessible off the landing having spotlighted and window overlooking the rear garden.

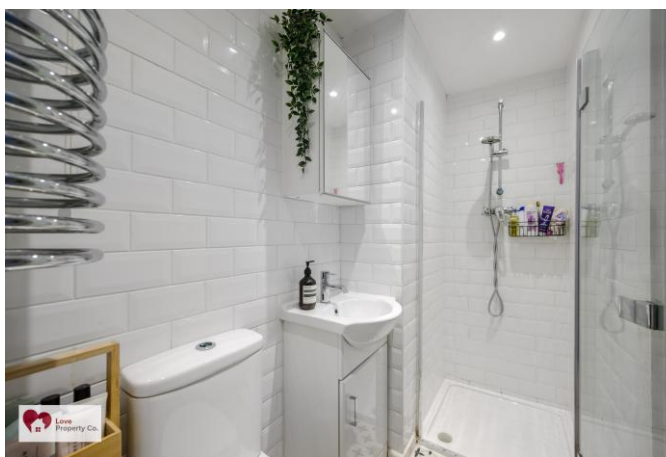
**BEDROOM FOUR/LOFT CONVERSION 15' 1" width x 12' 11" (4.61m x 1.98m / 3.94m)** currently used as an occasional office, all plastered, decorated and having lighting, power and large Velux skylight to the rear.

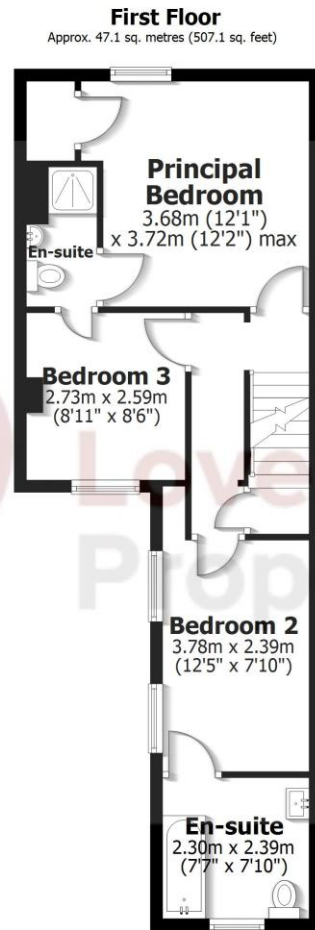
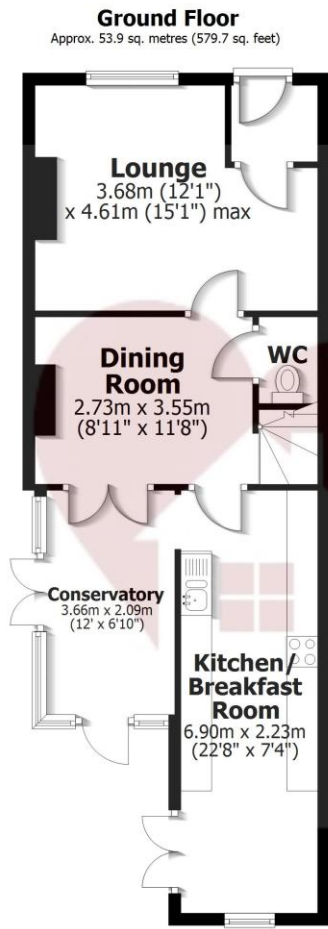
#### TOTAL SQUARE FOOTAGE

1290.0 sq. Feet (119.8 sq. Metres) approx.

#### 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.





Total area: approx. 120.3 sq. metres (1294.8 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE  
T: 01564 663055 | E: info@lovepropertyco.co.uk  
[www.lovepropertyco.co.uk](http://www.lovepropertyco.co.uk)



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