



**89 Hampton Road, B93 0NU**

Sale Price of Offers in Excess of £575,000



**Love  
Property Co.**

## 8 Hampton Road, Knowle, Solihull, B93 0NU

Tenure - Freehold  
EPC Rating - C  
Council Tax Band – D

Love Property Co are pleased to offer 89 Lavender Cottage; this must be viewed to be fully appreciated property with its attention to detail high quality be-spoked finished property in a fantastic location.

This curb appealing and extended, fully refurbished three-bedroom semi-detached B93 post code location property is within the heart of Knowle and walking distance to Knowle High Street, greenbelt walks, Knowle Park, nearby Arden academy catchment, Dorridge Village and Dorridge Train Station.

Character property offers the perfect opportunity for those who love a property with nothing to do and also benefits from UPVC double glazing and gas central heating.

When entering the property you are greeted with a quaint porch leading to a beautifully panelled hallway having a be-spoked utility with plumbing and space for a tumble drier with be-spoke units and a downstairs wc. Open plan high quality John Lewis Kitchen it is absolutely stunning, the workmanship is fantastic with the quartz worktops being just on point!

This kitchen/diner and family room has a bit of everything having three skylights, two-tone central island including integrated appliances and wine cooler, full-sized fridge and freezer and Rangemaster 5 gas burner hob with two double ovens making it a perfect entertaining party hosting room.

Leading off the hallway and kitchen there is a good-sized lounge with its impressive media wall, be-spoke carpentry units and shelving and log burner, oak mantle feature and panelled wall.

Upstairs there are three double bedrooms extended master bedroom with a walk in wardrobe (that has plumbing for an en-suite ready if required) and two further double bedrooms and a complementing modern family bathroom with shower over bath and floor to ceiling porcelain tiles.



## PROPERTY MEASUREMENTS:

### FRONT RECEPTION LOUNGE

14'6" X 11' 6" (4.42m x 3.50m)

### OPEN PLAN KITCHEN/DINER/FAMILY ROOM

18'7" X 17' 0" (5.67m x 5.18m)

### UTILITY

8'9" X 8' 2" (2.62m x 2.48m)

### DOWNSTAIRS WC

5'9" X 2' 4" (1.75m x 0.71m)

### BEDROOM ONE

10' 6" X 10' 6" max (3.21m x 3.20m)

### WALK-IN-WARDROBE

9' 3" X 4' 11" (2.81m x 1.49m)

### BEDROOM TWO

10' 8" X 10' 2" max (3.24m x 3.09m)

### BEDROOM THREE

9' 2" X 10' 1" (2.79m x 3.08m)

### FAMILY BATHROOM

7' 11" X 7' 10" (2.41m x 2.39m)

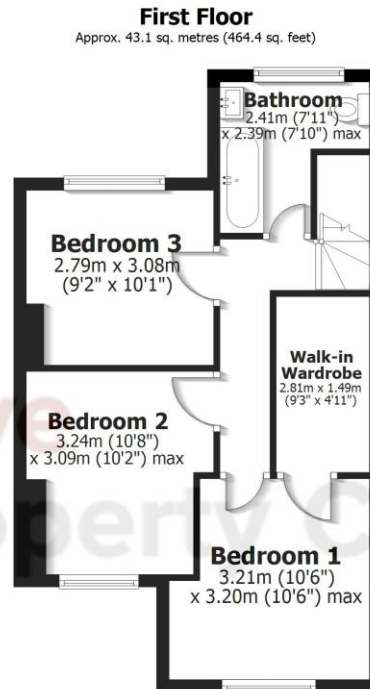
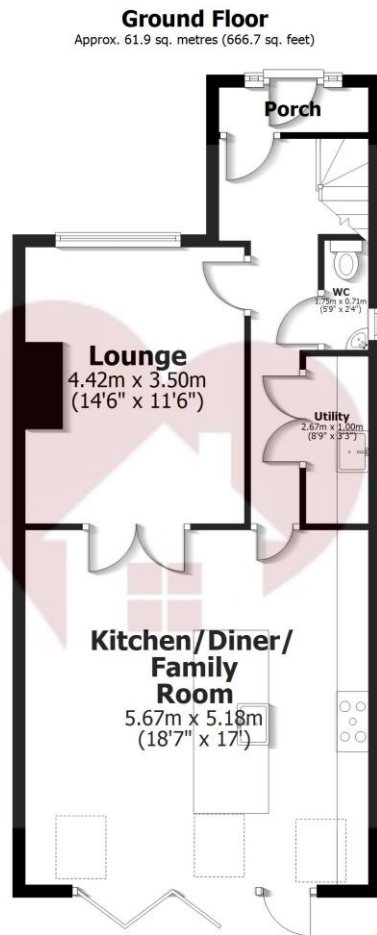


Total area: approx. 1131.0 sq feet (105.1 sq metres)

### 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. 105.1 sq. metres (1131.0 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.

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