



**85 Hampton Road, B93 0NU**

**Sale Price of £475,000**



**Love  
Property Co.**

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

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

Love Property Co are pleased to offer this cottage style, curb appealing, fantastic opportunity to purchase this good size rear extended, refurbished to good standard two-bedroom semi-detached B93 post code location property 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.

This beautifully presented 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.

Good-sized hallway with understairs storage cupboard, oak wooden flooring, homely reception lounge having a gas fire and doors leading to the dining room .

The extended and character wood beamed open plan kitchen, Prestige range master six gas burner with two ovens and integrated appliances and lantern skylight. The master bedroom has built in-wardrobes, a good sized second bedroom and a complementing modern family bathroom with shower over bath.

To Complete the property there is a good-sized mature well-established private garden to rear with namely grassed, large patio area, planters and a fantastic good sized cabin with electric currently being used as an office and gym and stoned driveway for multiple vehicles.



## PROPERTY MEASUREMENTS

### FRONT RECEPTION LOUNGE

14'6" X 11' 6" (4.43m x 3.50m)

### OPEN PLAN KITCHEN/DINER

### KITCHEN

17'7" X 8' 0" (5.37m x 2.44m)

### DINING

8'7" X 8' 2" (2.62m x 2.48m)

### BEDROOM ONE

14' 6" X 8' 6" (4.43m x 2.58m)

### BEDROOM TWO

8' 9" X 8' 0" (2.66m x 2.44m)

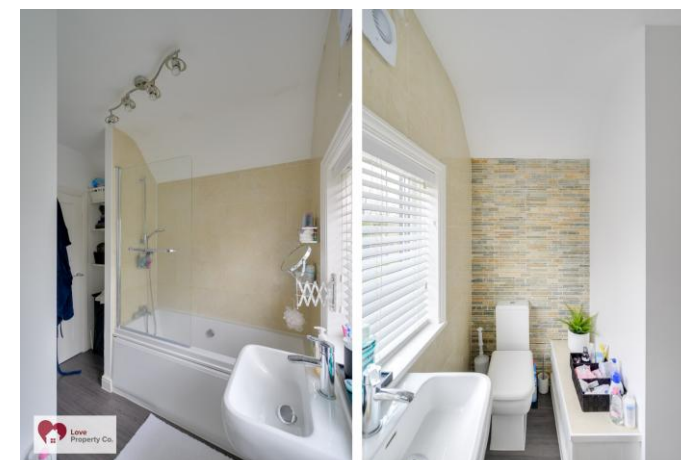
### FAMILY BATHROOM

8' 2" X 8' 0" (2.50m x 2.44m)

Total area: approx. 771.2 sq feet (71.6 Sq metres)

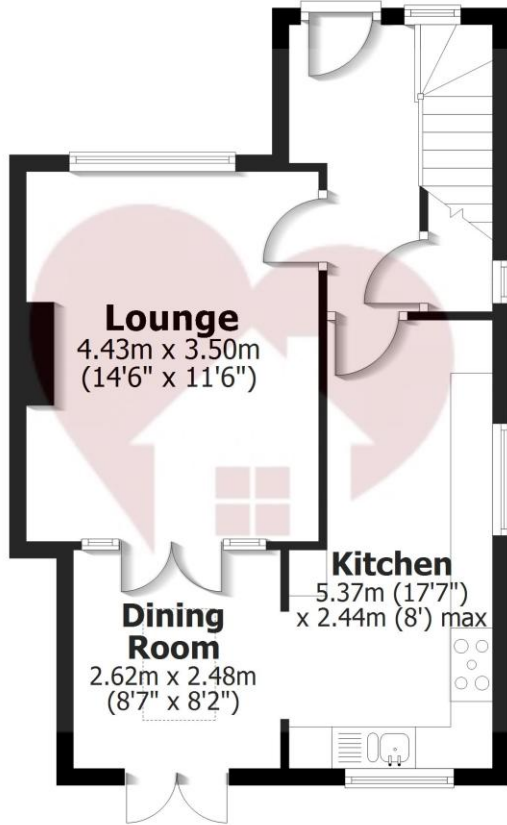
### MONEY LAUNDERING REGULATIONS

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.



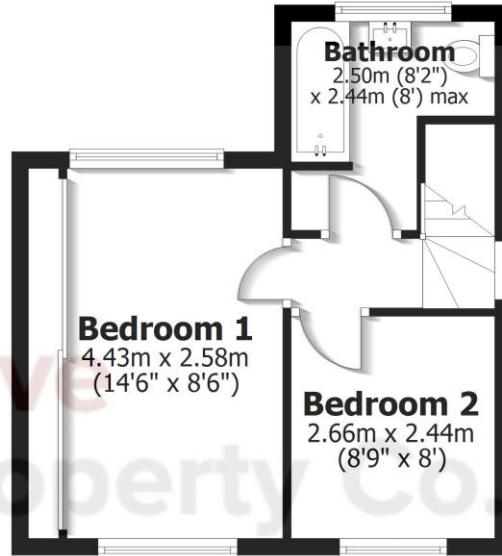
### Ground Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



### First Floor

Approx. 29.0 sq. metres (312.2 sq. feet)



Total area: approx. 71.6 sq. metres (771.2 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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