



Beech Lawn, Kenilworth Road, Hampton-In-Arden

- Total Floor Area Approx 2,947 Sq Ft
- Separate Annexe - Potential Income Asset
- Kitchen Dining Room
- External Laundry Room
- Large Private Garden
- Four Double Bedrooms - All En-Suite
- Superb Sitting Room
- Separate Snug and a Separate Home Office
- Detached Games Room - External Entertaining for Friends and Family
- Ample Vehicle Parking

Offers In Excess Of £1,000,000



Beech Lawn, Kenilworth Road, Hampton-In-Arden

DESCRIPTION

Beech Lawn is situated close to Kenilworth Road, Hampton-In-Arden, Solihull, this exquisite detached, single-storey home, offers a perfect blend of luxury and comfort. Spanning an impressive 2,947 square feet, this property is designed for modern living, featuring four spacious double bedrooms, each with its own en-suite bathroom, ensuring privacy and convenience for all residents.

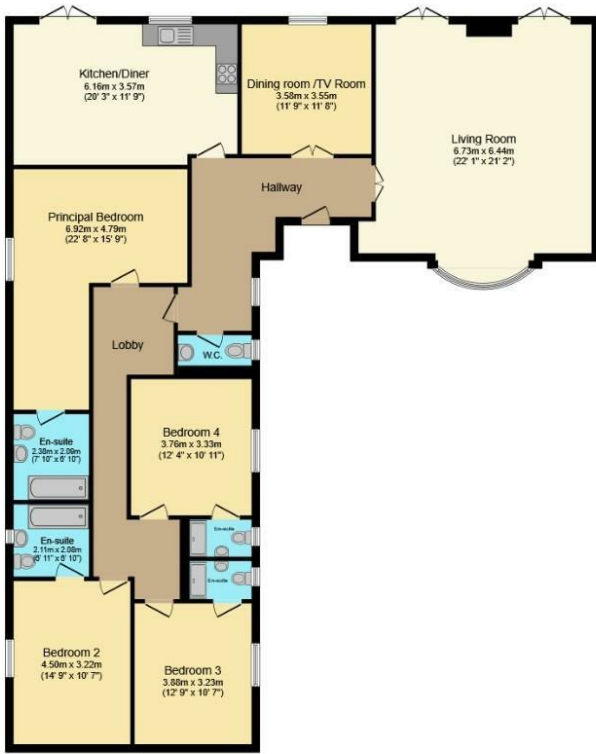
Upon entering, you are greeted by a superb sitting room with parquet flooring and wood burning stove that exudes warmth and elegance, complemented by a separate snug area perfect for relaxation - enjoying views to the large private garden. The heart of the home is undoubtedly the spacious kitchen dining room, ideal for entertaining family and friends or enjoying quiet meals. Additionally, a dedicated home office in the garden provides a quiet space for work or study, catering to the needs of today's lifestyle. There is also a detached games room in the garden for entertaining friends and family.

The property also boasts a separate annex, presenting a unique opportunity for potential rental income or as a guest suite, enhancing the versatility of this remarkable home. With parking available for up to four vehicles, convenience is at the forefront of this property's appeal.

Set in a desirable location, this unique home is a lifestyle choice, offering both tranquillity and accessibility to local amenities. This is a rare opportunity to acquire a stunning property that combines spacious living with the potential for additional income.



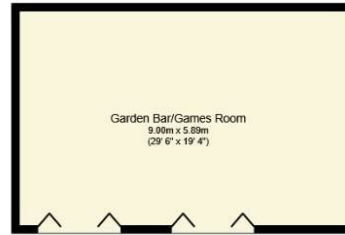




Floor Plan



Annex



Outbuilding

Total floor area 273.7 sq.m. (2,947 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewings

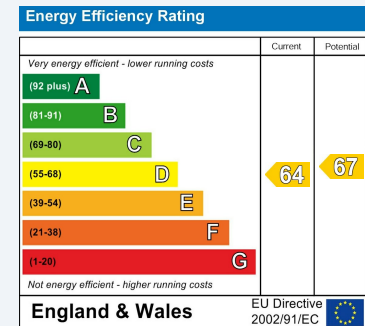
Please contact knowlesales@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

