Bartleys
Estate Agents









5, The Grove, Hampton-in-Arden, Solihull B92 0HD

Price Guide £650,000

- Delightful Double Fronted Cottage
- Three Double Bedrooms
- Stunning Border Oak Design Extension
- Luxury Ensuite & Bathroom
- Extensive South Facing Garden
- Energy Efficiency Rating – D

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A stunning, double fronted, semi-detached Cottage is situated on 'The Grove', a private road located in the desirable village of Hampton-In-Arden. The spacious accommodation flows seamlessly from the entrance lobby that leads to a dining hall, sitting room, playroom/office, inner hall with utility, cloakroom/WC, an open plan kitchen extension with stunning Oak framed family room. To the first floor there are three double bedrooms, ensuite shower room and a luxury family bathroom. Outside there is a detached office and gymnasium together with an extensive, mostly private, large, southerly facing garden. There is a shared driveway that enables off road parking for several vehicles. No Chain.



APPROACH
Via a lawned fore garden with mature shrub borders with a paved pathway, leading to front door. To the side of the property is a driveway enabling off-road parking for several vehicles.

ENTRANCE HALL
A cottage style front door leads to an inner porch with a stained glass UPVC double glazed window to the side aspect, quarry tiled floor, and glazed door to:-

DINING HALL
10' 4" (3.16M) X 12' 2" (3.7M)
Cast iron wood burning stove, wooden flooring, single panel, radiator, ceiling, light point, stairs, rising to first floor landing, doors radiating off to sitting room, inner hallway, understairs storage cupboard, UPVC double glazed window to the front aspect.



SITTING ROOM
17' 9" (5.4M) X 10' 10" (3.3M)
Cast iron woodburning stove with exposed rustic brick fireplace, TV point, ceiling light point, two single panel, radiators, UPVC double glazed window to the front aspect, glazed double doors to playroom/study:-

INNER HALLWAY
Double panel radiator, quarry tiled floor, recessed spotlights, doors to cloakroom/WC, utility, playroom/ office.

CLOAKROOM / WC
Low-level flush WC, hand wash basin with complementary ceramic tiling to walls and floor, quarry tiled flooring, recessed spotlights.



STUDY / PLAYROOM
10' 2" (3.1M) X 8' 10" (2.7M)
Wood-effect flooring, ceiling light point, UPVC double glazed window to the side aspect, glazed double doors to sitting room.

UTILITY
6' 3" (1.9M) X 4' 11" (1.5M)
Space and plumbing for a washing machine and additional appliances, wall mounted combi boiler, recessed spotlights.

STUNNING KITCHEN / FAMILY ROOM
34' 5" (10.5M) X 24' 3" (7.4M)

A beautifully extended kitchen & family room with a stunning “Border Oak” vaulted family room that is fitted with a range of shaker-style wall and base units with granite worksurfaces & contrasting central Island, complementary ceramic tiling to splashback’s, lime stone effect tiled floor with under floor heating, integrated Samsung oven, integrated Bosch dishwasher, Bosch fridge, provision for a gas range cooker, extractor fan, mirror splash back, recessed halogen spotlights, dining area, extended family lounge with exposed Oak beams, the kitchen area has 4 x Velux skylights a UPVC double glazed window that allows natural to flood in and door to the garden, the lounge area has grey composite windows and bifold doors leading onto a courtyard style patio







FIRST FLOOR LANDING
Ceiling light point, doors radiating off to bedroom one, bedroom two, bedrooms three and family bathroom.

BEDROOM ONE (FRONT)
12' 10" (3.9M) X 9' 2" (2.8M)
Single panel radiator, ceiling light point, loft access, built-in walk-in wardrobe, UPVC double glazed window to the front aspect.

ENSUITE
Contemporary ensuite with low level, flush WC, large shower enclosure with chrome thermostatic shower unit, hand wash basin with vanity cupboard, complementary ceramic tiling to walls and floors, halogen spotlights, extractor fan.



BEDROOM TWO (FRONT)
11' 6" (3.5M) X9' 10" (3M)
Single panel radiator, two ceiling light points, fitted mirror, wardrobes, UPVC double glazed window to the front aspect.

BEDROOM THREE (REAR)
10' 10" (3.3M) X 9' 6" (2.9M)
Ceiling light point, single panel radiator, UPVC double glazed window to the rear aspect.

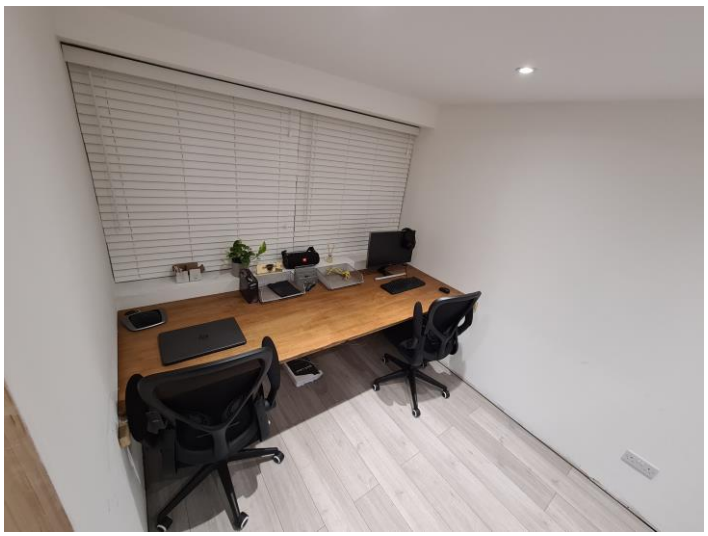


FAMILY BATHROOM
Beautiful contemporary suite with low level flush WC, hand wash basin with vanity cabinet, panel bath with Victorian-style chrome shower attachment, separate wet room shower enclosure with mosaic tiled floor, ceramic tiling to walls, chrome thermostatic shower, two obscure UPVC double glazed windows to the side aspect, halogen spotlights, chrome towel radiator.

OFFICE / GYM
The external garage has been converted into an office and gym that is situated adjacent to the garden patio.

OFFICE
11' 2" (3.4M) X 7' 10" (2.4M)
Power, lighting, UPVC double glazed windows to the front and side aspect UPVC double glazed door to the side aspect.

GYM
14' 5" (4.4M) X 11' 2" (3.4M)
Power, lighting and UPVC double glazed windows to the side and rear.



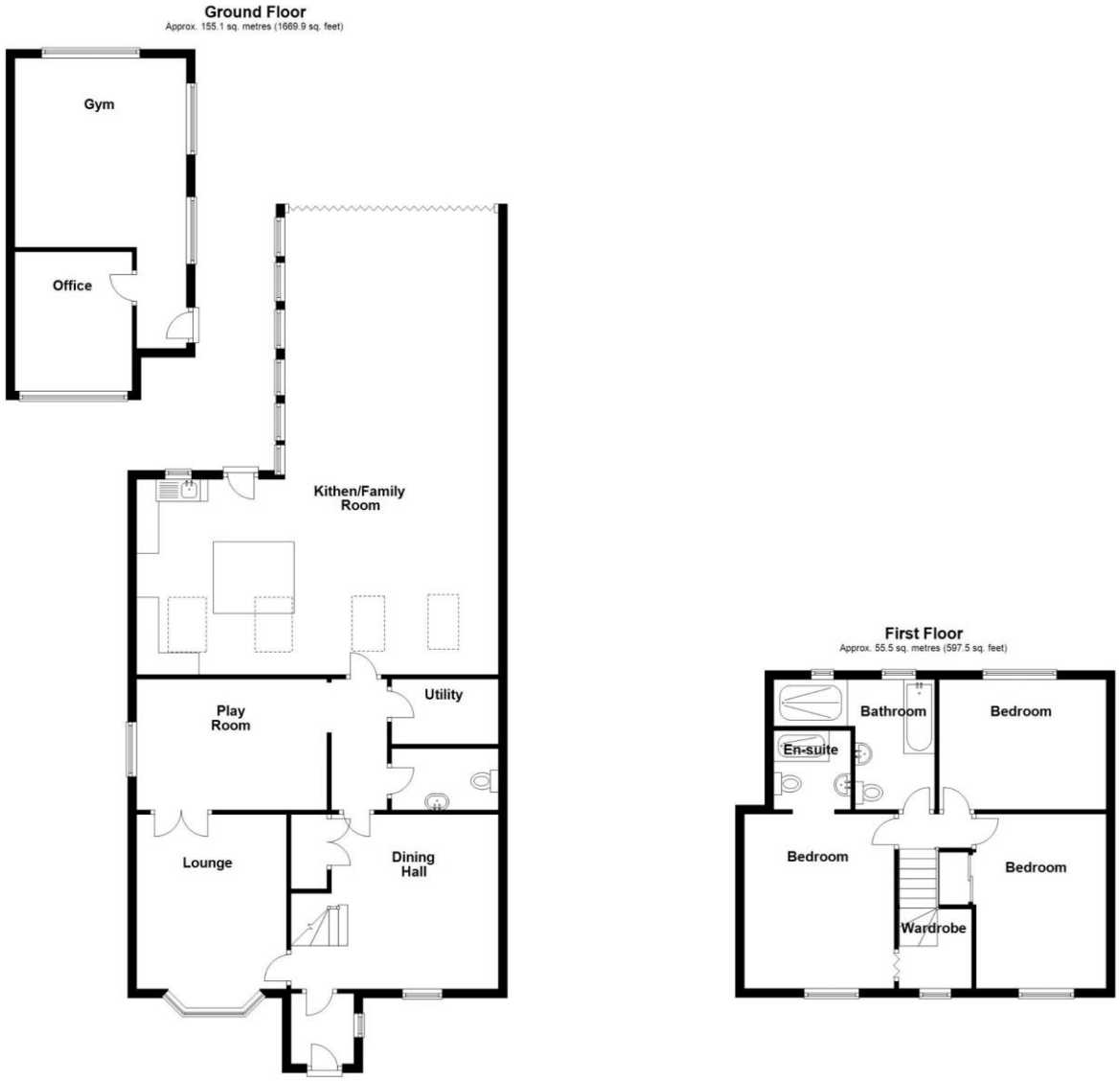
LARGE SOUTH-FACING GARDEN
A paved patio leads to an extensive South-facing garden which is mostly laid to lawn being interspersed with mature trees and shrub lined perimeter that creates a wonderful outside space with a private aspect.

TENURE
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.





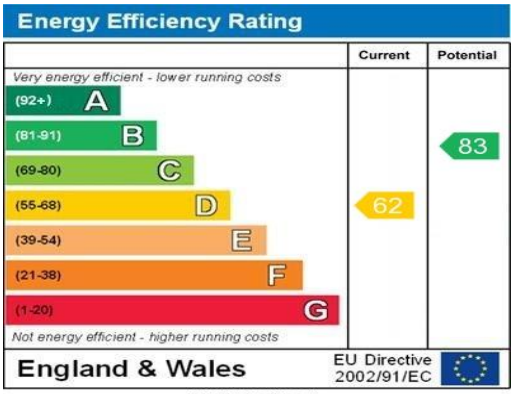




Total area: approx. 210.6 sq. metres (2267.4 sq. feet)

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