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6 The Grove, Hampton-in-Arden, Solihull

Price Guide £550,000

- Huge Potential for Enlargement (STPP)
- Four Bedrooms
- Two Bathrooms
- South Facing Garden
- No Chain
- Energy Efficiency Rating - B

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

A delightful four bedroom double fronted semi-detached Cottage is situated on 'The Grove', a private road located in the desirable village of Hampton-In-Arden. There is enormous scope for someone to put their own stamp on the property which has huge potential to extend (STPP). The accommodation comprises entrance hall that leads to a cosy lounge with wood burning stove, dining room leading to the kitchen & separate sitting room. There is a lean to conservatory/utility that gives access to a cloakroom/wc & attached annex that is used as Bedroom 4 & ensuite. To the first floor there are three double bedrooms and a family bathroom. Outside there is a private southerly garden and ample off-road parking to the front. No Chain



APPROACH
Via a stone driveway that enables off road parking with lawned foregarden. There is an enclosed storm porch entrance that leads to:-

ENTRANCE LOBBY
Stairs rising first floor landing, double panel radiator, ceiling, light point, doors to lounge and sitting room.

DUAL ASPECT LOUNGE
15' 9" (4.8M) X 10' 10" (3.3M) INTO BAY WINDOW
Open fireplace with cast iron woodburning stove, tiled hearth, single panel radiator, four wall light points, TV point, UPVC double glazed square bay window to front aspect. Archway through two:-



DINING ROOM
14' 9" (4.5M) X 8' 2" (2.5M)
Single panel radiator, two ceiling light points, UPVC double glazed window to the side aspect, UPVC double glazed sliding patio door to the garden, door to:-

KITCHEN
10' 10" (3.3M) X 8' 2" (2.5M)
A range of white wall and base units with rolltop worksurfaces, integrated four ring electric hob and double oven, space and plumbing for a dishwasher, stainless steel single drain sink unit, ceiling light point, tiling to splashbacks, window and door to covered utility and sitting room.

SITTING ROOM
15' 1" (4.6M) X 11' 10" (3.6M)
Cosy sitting room, single panel radiator, ceiling light point, exposed ceiling beams, UPVC double glazed window to the front aspect and under stairs storage cupboard.



COVERED UTILITY / LEAN-TO
18' 1" (5.5M) X 6' 7" (2M)
Space and plumbing for a washing machine and dryer, wall & base unit, tiled floor, door to downstairs, WC UPVC double glazed door and UPVC double glazed window to the garden, further glazed door leads to ground floor bedroom four.

CLOAKROOM – WC
Low level flush WC, ceiling, light point.

BEDROOM FOUR (GROUND FLOOR)
17' 1" (5.2M) X 9' 6" (2.9M)
Double panel radiator, ceiling light point, exposed ceiling beams double glazed window to the side, aspect and door to:-



ENSUITE
6' 11" (2.1M) X 7' 7" (2.3M)
Low-level flush WC, pedestal hand wash basin, shower enclosure with Mira thermostatic shower unit, tiling to splash prone areas, chrome towel radiator, ceiling light point, extractor fan and wall heater.

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

DUAL ASPECT BEDROOM ONE
12' 10" (3.9M) X 10' 10" (3.3M)
A range of built-in wardrobes and covered storage, two single panel radiators, ceiling light point, walk-in cupboard, UPVC double glazed windows to the front and rear aspect.



BEDROOM TWO (FRONT)
10' 2" (3.1M) X 12' 2" (3.7M) EXCLUDING WARDROBES
Fitted wardrobes and covered storage, ceiling light point, UPVC double glazed window to the front aspect.

BEDROOM THREE (REAR)
9' 6" (2.9M) X 8' 10" (2.7M) EXCLUDING WARDROBE
Fitted wardrobes and covered storage, UPVC double glazed window to the rear aspect.

BATHROOM
Three-piece suite comprising low level flush WC, pedestal hand wash basin, panelled bath with Mira thermostatic shower unit, tiling to splash prone areas, single panel radiator, chrome towel radiator, obscure UPVC double glazed window to the side aspect.

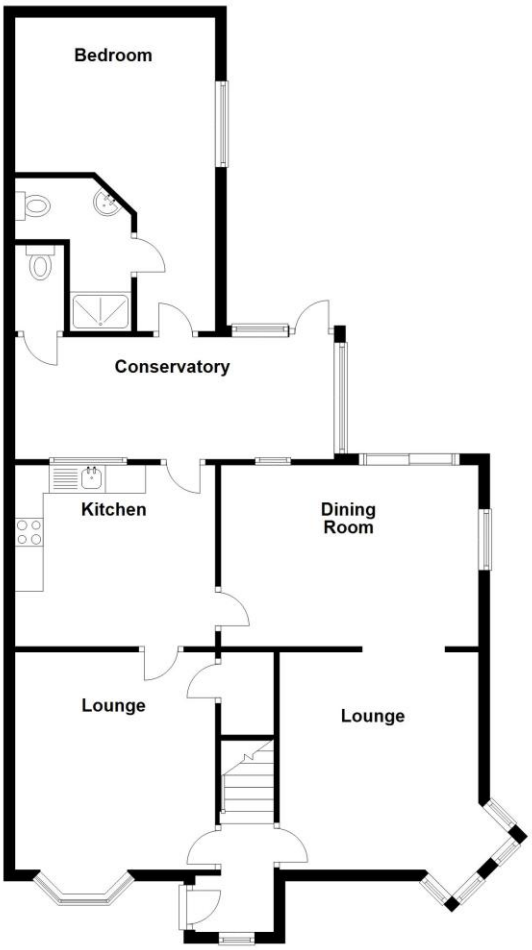
GARDEN
A paved patio leaves to a laid to lawn garden with neatly fenced perimeter. There is a large timber shed/workshop and gated access that leads to the front of the property.



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

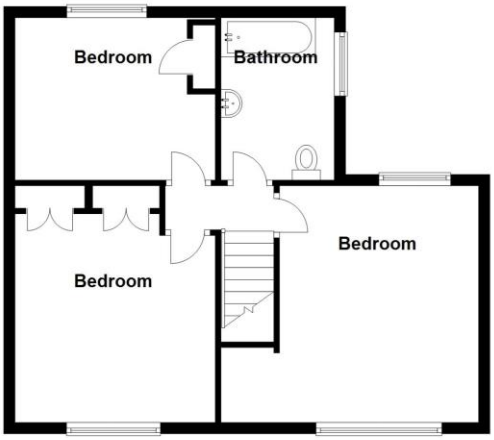
Ground Floor

Approx. 94.8 sq. metres (1020.5 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.3 sq. feet)

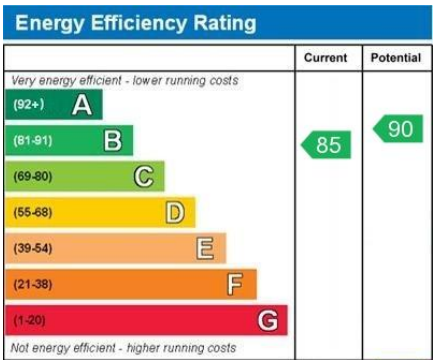


Total area: approx. 146.5 sq. metres (1576.9 sq. feet)

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