



Shadow Brook Lane, Hampton-in-Arden

Offers Over £1,000,000

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EXCLUSIVE





PROPERTY OVERVIEW

Nestled privately on Shadowbrook Lane, this fully modernised character property enjoys far-reaching views over open countryside and is set within almost **1.5 acres of private gardens** within easy walking distance to Hampton in Arden. **Benefiting from permitted development approval which is in place for a large (7m x 8m) single-storey extension** off the kitchen, which can be used to expand the kitchen area or add additional rooms/bathroom. The property is accessed through electric gates leading to a large driveway with ample parking space for several vehicles. There are several storage outbuildings, one of which has been in situ for over 10 years having the potential for a 'change in use' and further development. Benefiting from ground-mounted solar panels with on-site battery storage providing the owner with sustainable/free electricity. Available with no onward chain.





The accommodation comprises a large reception area with a downstairs WC, a large living room area with a log fire, a dining room currently being used as an office, a gallery style kitchen, four double bedrooms, and a family bathroom. To the side of the house accessed through patio doors is a **large outdoor living area from which the open views can be enjoyed.**

A separate garden area leading off from the current office area can also be accessed through patio doors.

Viewing of this unique property is strictly by appointment only via Xact Homes on 01676 534 411.

PROPERTY LOCATION

Hampton in Arden is a most delightful village and provides excellent local amenities with stores, inns, historic church with Norman origins, Doctors surgery and the well-regarded George Fentham Primary School which accepts pupils from nursery to Year 6. The village is popular with commuters because of the train station with links to Birmingham New Street, Birmingham International and London Euston in addition to nearby access to the M42, M6 and A45 leading to the wider Midlands road network. Hampton is also by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive shopping & entertainment facilities.

Council Tax band: D

Tenure: Freehold





- Privately Set In Ground Of Almost 1.5 Acres With Open Countryside Views
- Detached Four Double Bedroomed Character Property
- Permitted Development Approval For 7M x 8M Extension
- Fully Modernised Throughout With The Benefit Of A Large Outdoor Living Area
- Within Easy Walking Distance Of All Village Amenities - Community Clubs, School, Doctors, Pub, Restaurant & Hampton Manor
- Ground Mounted Solar Panels With On-Site Battery Storage

RECEPTION HALL

DOWNSTAIRS WC

BREAKFAST KITCHEN

22' 2" x 7' 5" (6.75m x 2.25m)

LIVING ROOM

22' 1" x 12' 0" (6.73m x 3.65m)

STUDY

12' 0" x 10' 4" (3.65m x 3.15m)



FIRST FLOOR

BEDROOM ONE

12' 2" x 12' 0" (3.70m x 3.65m)

BEDROOM TWO

11' 10" x 11' 8" (3.60m x 3.55m)

BEDROOM THREE

11' 8" x 10' 4" (3.55m x 3.15m)

BEDROOM FOUR

10' 6" x 9' 10" (3.20m x 3.00m)

BATHROOM

9' 0" x 7' 9" (2.75m x 2.35m)

TOTAL SQUARE FOOTAGE

Total floor area - 137.8 sq.m. = 1483 sq.ft. approx.

OUTSIDE THE PROPERTY

GROUNDS THAT EXTEND TO ALMOST 1.5 ACRES

SEVERAL STORAGE BUILDINGS

ITEMS INCLUDED IN SALE

Free standing cooker, integrated oven, integrated hob, microwave, fridge, dishwasher, all carpets, all curtains, all blinds, all light fittings, solar panels, a garden shed and a storage container.

ADDITIONAL INFORMATION

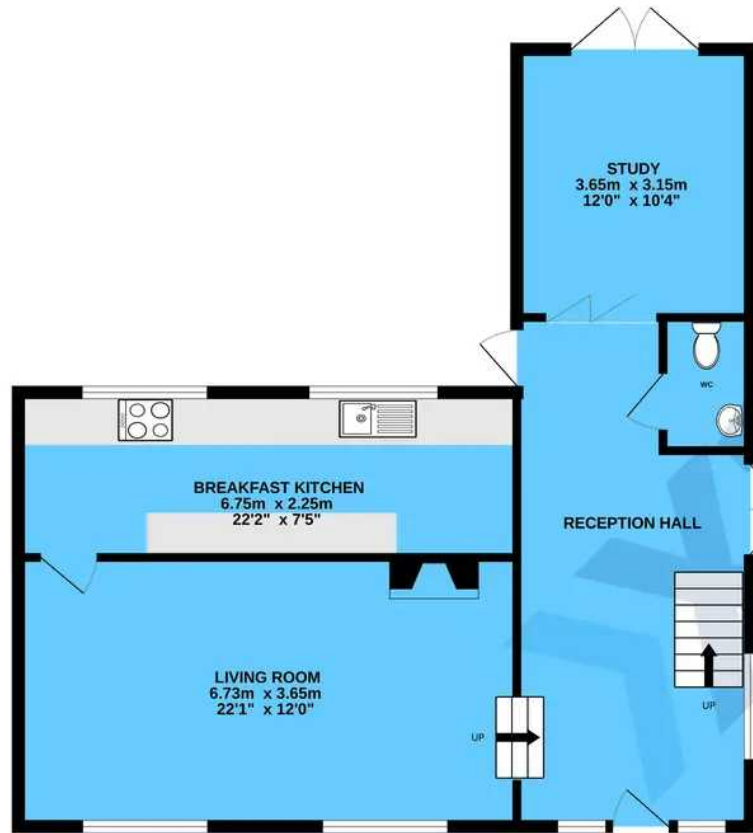
Services - oil and electricity.

MONEY LAUNDERING REGULATIONS

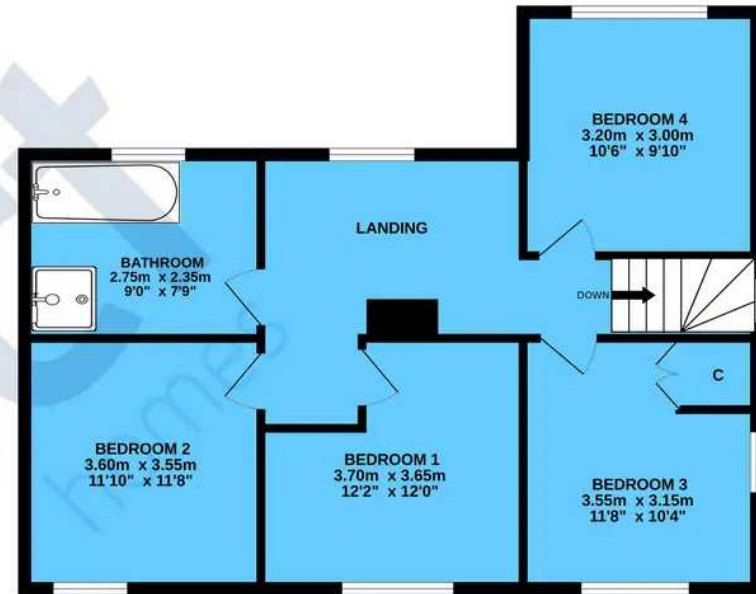
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
73.2 sq.m. (787 sq.ft.) approx.



1ST FLOOR
64.6 sq.m. (695 sq.ft.) approx.



TOTAL FLOOR AREA : 137.8 sq.m. (1483 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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