



**Bellemere Road, Hampton-in-Arden**

Guide Price **£1,150,000**

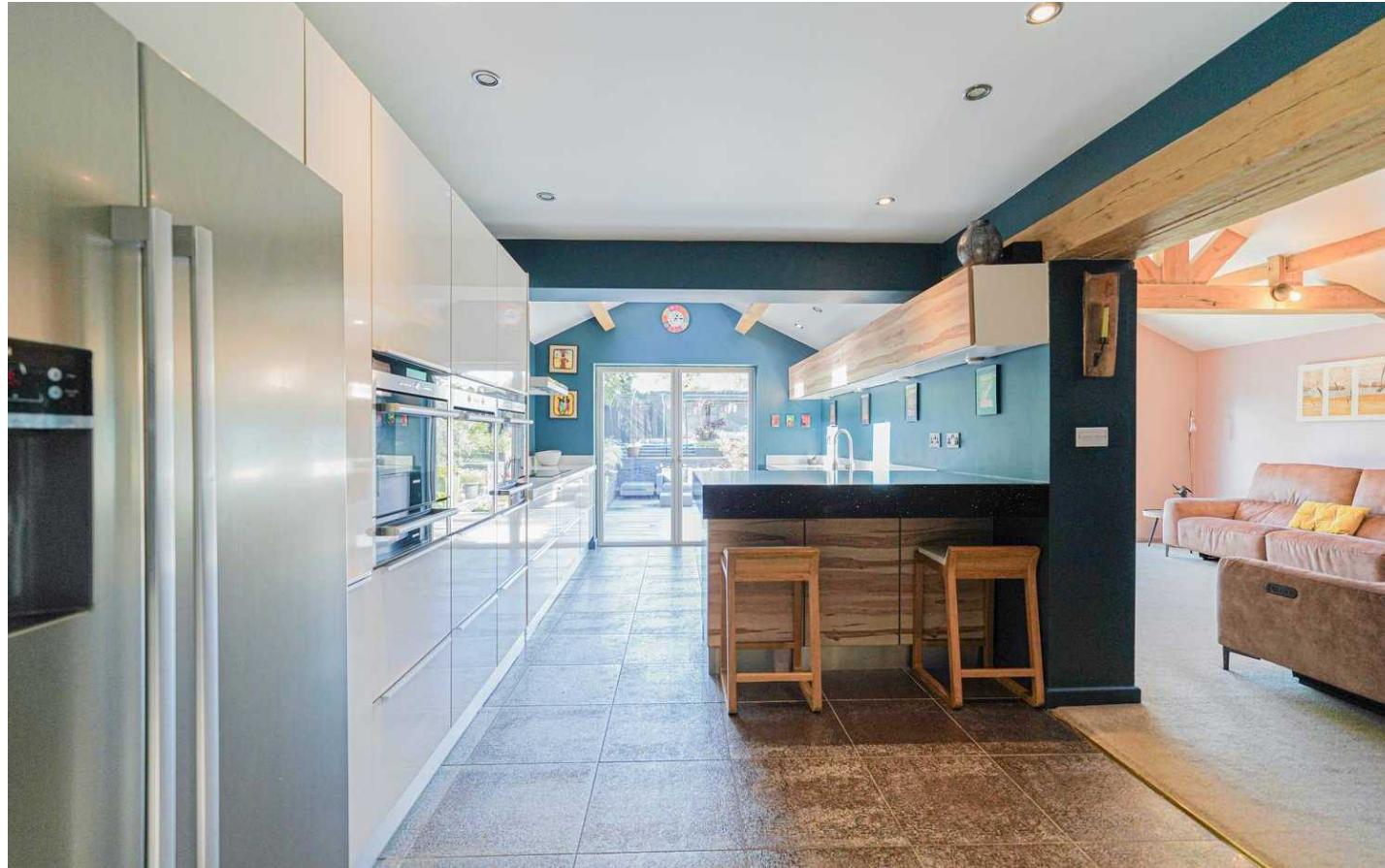
**xact**  
EXCLUSIVE



## PROPERTY OVERVIEW

This significantly extended, improved and modernised detached house is set on an excellent sized plot in this highly sought after road in Hampton In Arden. Providing over 2500 sq ft of living accommodation and being finished to a high specification throughout with the benefit of a one bedroom self contained annexe the property provides potential purchasers with:- large entrance hallway, living / dining room, open plan kitchen / family room, sitting room, utility, four bedrooms, master with dressing area and en-suite, a further en-suite bedroom and a family bathroom. The self contained annexe is entirely on the ground floor and provides open plan kitchen / sitting room, study, bedroom with fitted wardrobes and a bathroom.

Outside the rear garden has been professionally landscaped to the highest standard with a sunken seating area, raised borders and large patio. To the rear is a very large leisure outbuilding which would be ideal as an office, gym or party room. To the front of the property there is a wide driveway providing parking for 4+ vehicles.



It should be noted that the property has an excellent energy efficiency rating of 'B' and benefits from solar panels generating approximately £1100 per year of income in addition to supplying electricity to the property with 10 year remaining on the current tariff.

Viewing is strictly by appointment with Xact 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, railway station and many local village groups and clubs. The village is also surrounded by open green belt countryside and is within just four miles of Solihull town centre which provides further and more comprehensive facilities. Meriden, Barston and Knowle are all neighbouring villages whilst junctions 5 and 6 of the local M42 lead to the Midlands motorway network, centres of commerce and culture.

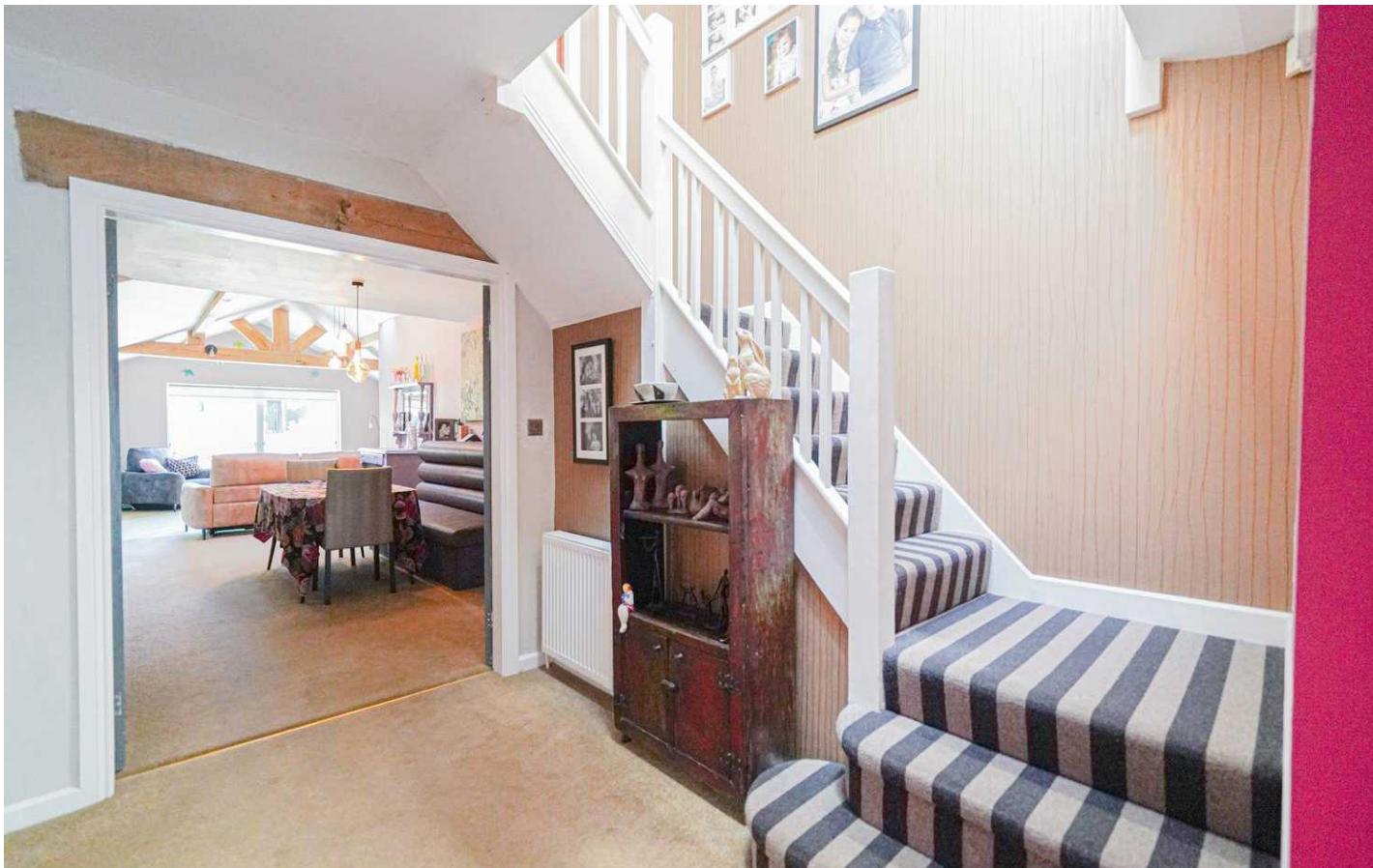
Council Tax band: F

Tenure: Freehold



- Beautifully Extended Detached House
- Over 2500sq ft
- Self Contained One Bedroom Annexe
- Four Reception Rooms
- Four Double Bedrooms
- Professionally Landscaped Rear Garden
- Large Leisure Outbuilding (Gym / Home Office)
- Solar Panels & EPC Rating 'B'
- Driveway Parking for Multiple Vehicles



**HALLWAY**

23' 7" x 9' 1" (7.19m x 2.76m)

**WC**

5' 11" x 3' 8" (1.80m x 1.13m)

**LIVING ROOM**

13' 1" x 12' 6" (3.98m x 3.81m)

**DINING AREA**

13' 5" x 9' 5" (4.09m x 2.86m)

**KITCHEN**

21' 9" x 10' 4" (6.62m x 3.15m)

**FAMILY ROOM**

11' 2" x 10' 0" (3.40m x 3.05m)

**UTILITY**

11' 1" x 8' 1" (3.37m x 2.47m)

**SITTING ROOM**

15' 0" x 11' 1" (4.57m x 3.37m)

**FIRST FLOOR****PRINCIPAL BEDROOM WITH DRESSING AREA**

24' 9" x 10' 4" (7.55m x 3.16m)

**ENSUITE**

7' 5" x 5' 8" (2.26m x 1.73m)

**BEDROOM TWO**

14' 10" x 10' 11" (4.51m x 3.32m)

**ENSUITE**

8' 11" x 5' 8" (2.71m x 1.72m)

**BEDROOM THREE**

11' 7" x 9' 2" (3.54m x 2.79m)

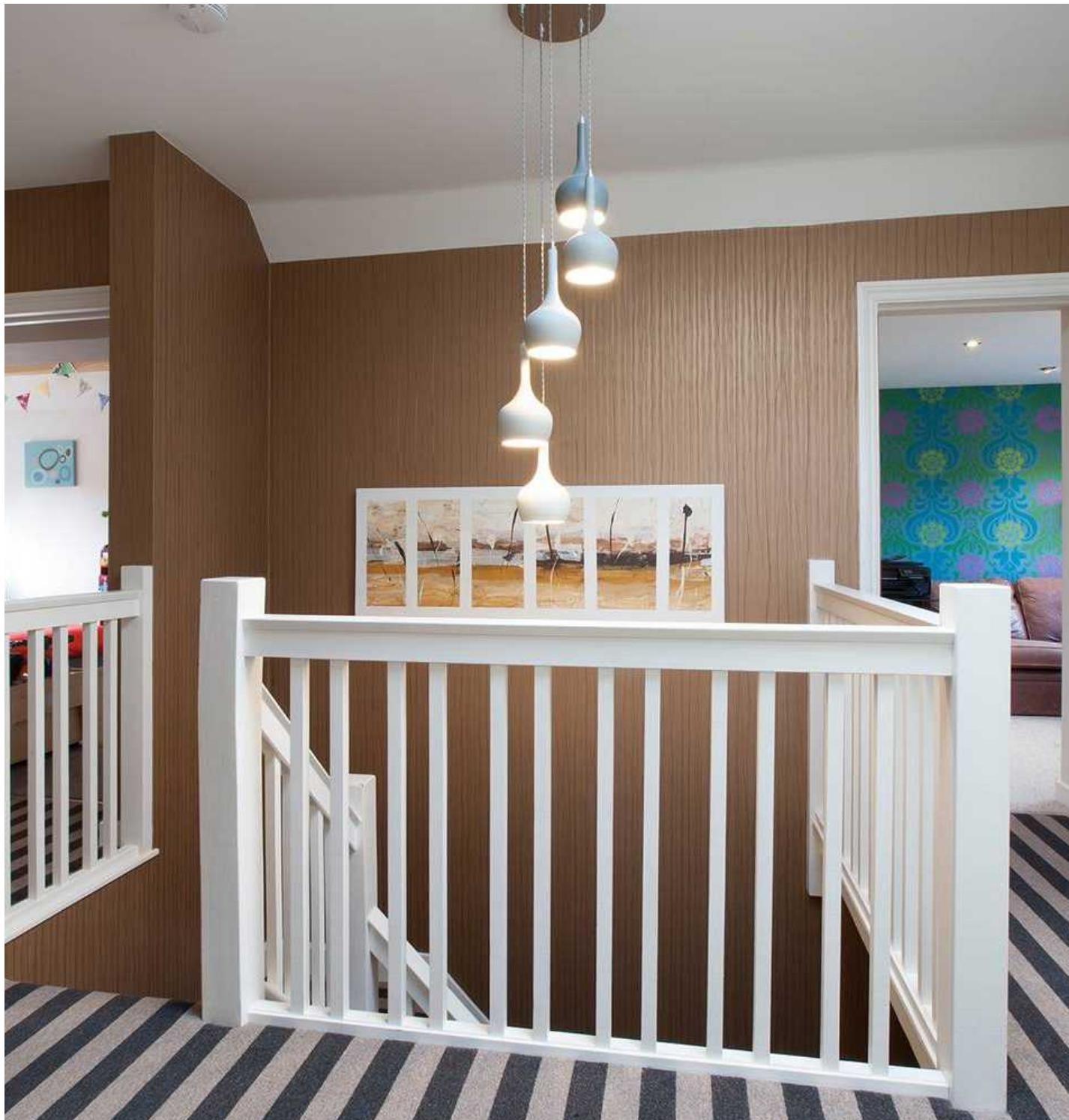
**BEDROOM FOUR**

10' 8" x 8' 11" (3.24m x 2.71m)

**BATHROOM**

8' 4" x 4' 11" (2.53m x 1.50m)





## OUTSIDE THE PROPERTY

### SELF CONTAINED GROUND FLOOR ANNEXE

#### OPEN PLAN KITCHEN / SITTING ROOM

##### KITCHEN

8' 9" x 7' 9" (2.66m x 2.37m)

##### SITTING ROOM

13' 0" x 11' 11" (3.97m x 3.64m)

##### STUDY

9' 11" x 9' 3" (3.03m x 2.83m)

##### BEDROOM

8' 11" x 8' 8" (2.73m x 2.64m)

##### BATHROOM

8' 9" x 6' 1" (2.66m x 1.85m)

#### LARGE LEISURE OUTBUILDING

#### LANDSCAPED REAR GARDEN

#### TOTAL SQUARE FOOTAGE

Total floor area: 232.2 sq.m. = 2500 sq.ft. approx.

#### ITEMS INCLUDED IN THE SALE

Three ovens, hob, extractor, microwave, fridge freezer and dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes and solar panels.

#### ADDITIONAL INFORMATION

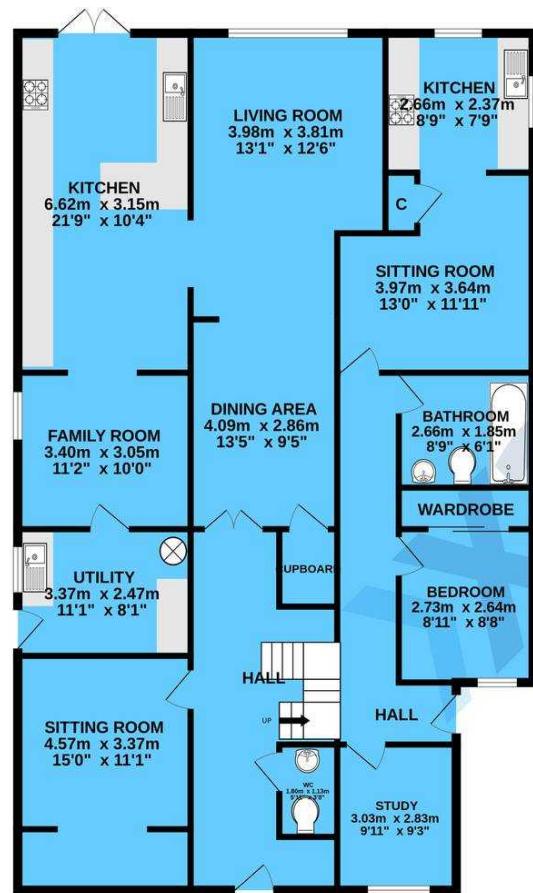
Services - Mains gas, electricity and water on a meter.  
Loft - Partially boarded with ladder and lighting.

#### MONEY LAUNDERING REGULATIONS

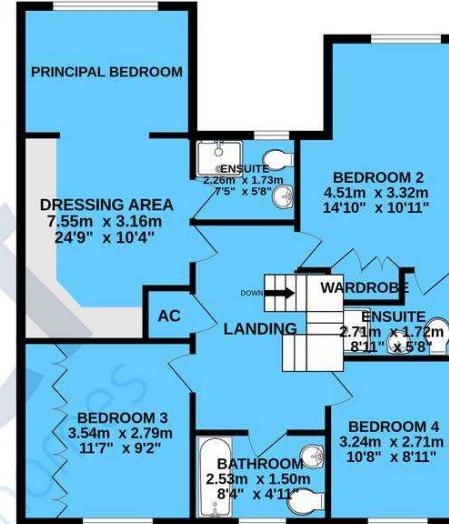
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



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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# Xact Homes

170 Station Road, Balsall Common - CV7 7FD

01676 534411 • [balsallcommon@xacthomes.co.uk](mailto:balsallcommon@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

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