



The Hollies
Kenilworth Road | Hampton-in-Arden | B92 0LW

THE HOLLIES

“I’ve lived here for 11 years and was initially attracted to the lovely large rooms and the fabulous location. It’s very quiet and rural, yet everything I need is easily accessible, including the motorway networks and Birmingham Airport which is perfect for holidays,” says the vendor.



This fantastically positioned guest house is an investment opportunity or new business venture not to be missed. It has 10 well-appointed guest bedrooms all with en-suite's. The staff kitchen is next to the guest living/ dining room. To the back of property is the private living area consisting of lounge, large living kitchen and dining area with a large storage room that could be used as an office as well as utility and shower room. To the first floor is 2 bedrooms one with en-suite. The Hollies currently get's business from people using the NEC, Birmingham international, the airport and Blythe valley business park among others. There is ample parking for personal and guest cars creating a fantastic business and a great opportunity.

ACCOMMODATION

enter the guest living and dining room with the staff kitchen off to the right hand side. Heading to the rear there are 2 further en-suite guest bedrooms and the private living areas made up of 2 bedrooms a lounge and large living kitchen dining space.













Seller Insight

“I've lived here for 11 years and was initially attracted to the lovely large rooms and the fabulous location. It's very quiet and rural, yet everything I need is easily accessible, including the motorway networks and Birmingham Airport which is perfect for holidays,” says the vendor.

“There are lots of lovely parks in the local area, ideal for walking and cycling. The skate parks, wildlife centre and play areas are a popular spot for children and families to enjoy. Solihull and Birmingham are great for shopping and there is a plethora of restaurants within a short drive, including various gastropubs and fine dining experiences. There is something for everyone to enjoy here, including the National Trust's Baddesley Clinton and Packwood House, the National Motorcycle Museum, Warwick Castle, NEC, Genting Arena and Barston Lakes for fishing and golf.”

“The garden is a sun trap throughout the afternoon and into the evening. It's fully enclosed and low maintenance which is just how I like it. I enjoy reading and relaxing on the decking area with an occasional G&T and the garden is not overlooked at all.”

“The personal living area is very private and separate from the guest accommodation. It's quiet and relaxing but it's easily transformed into a great space to entertain friends and family. The large lounge always feels cosy and warm when the fire is lit in the winter.”

“I love to open the patio doors out to the garden from the living / dining / kitchen area. It's warm and sunny in the summer and is the perfect spot to relax.”

“The area is very quiet and rural but everything I need is easily accessible.”

“The Hollies is a guest house with private accommodation, ideal for a new business venture.”

“I'm retiring from the business and I will miss everything about living here.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















OUTSIDE

Garden area off the private living area. Grass and decking providing a lovely seating area. Ample parking to the front of the property.

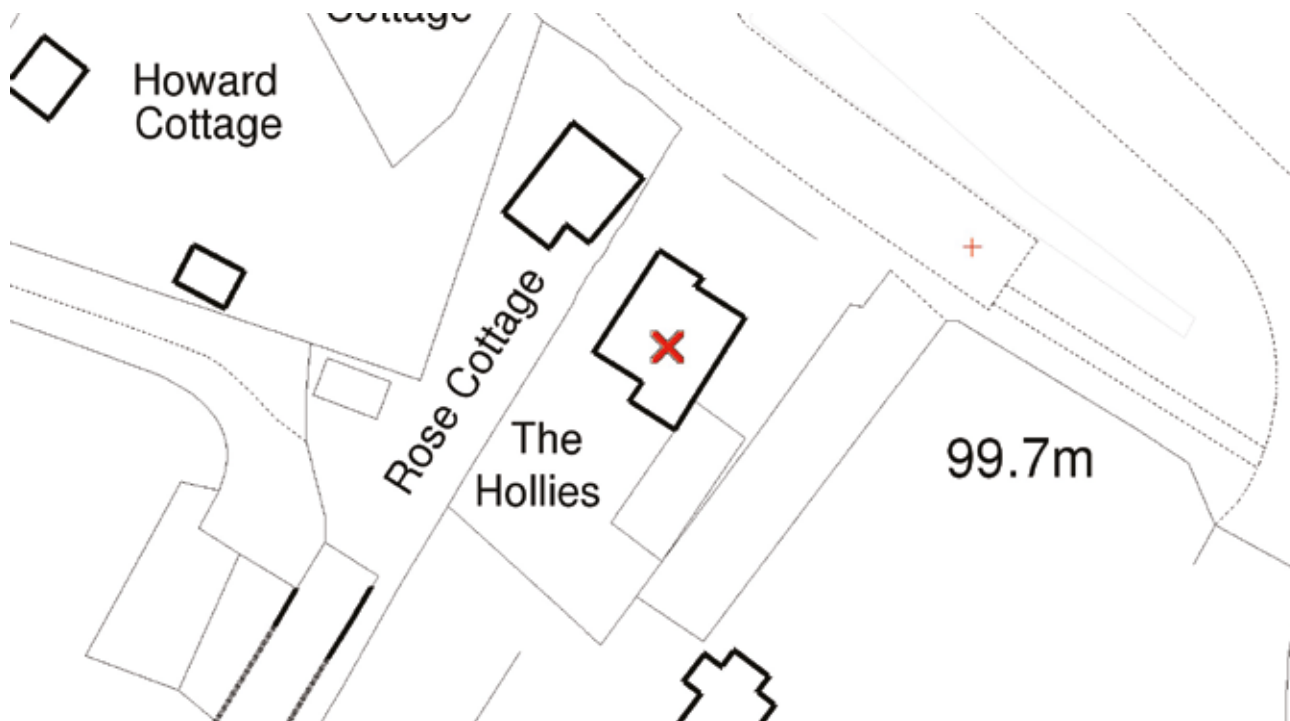




HAMPTON-IN-ARDEN

Hampton in Arden is a popular village surrounded by open greenbelt countryside yet situated within just four miles of Solihull town centre. The village has local shops, stores, a reputable primary school, a historic church with Norman origins, a Doctors surgery, an active sports and tennis club and a gym. The village also has a railway station which links Birmingham New Street and International with London Euston. The local M42 and M6 provide access to the Midlands motorway network, centres of commerce and culture, the NEC and Birmingham International Airport and Railway Station.





LOCATION

This property is located on the Kenilworth road near to the A45 close to the NEC and Birmingham airport.

The location gives easy access to M42 and the whole midlands motorway system.

SERVICES TO THE PROPERTY

All mains connected

LOCAL AUTHORITY

Solihull Borough Council

VIEWING ARRANGEMENTS

Strictly via the vendor's sole agents Fine & Country

WEBSITE

For more information visit www.fineandcountry.com



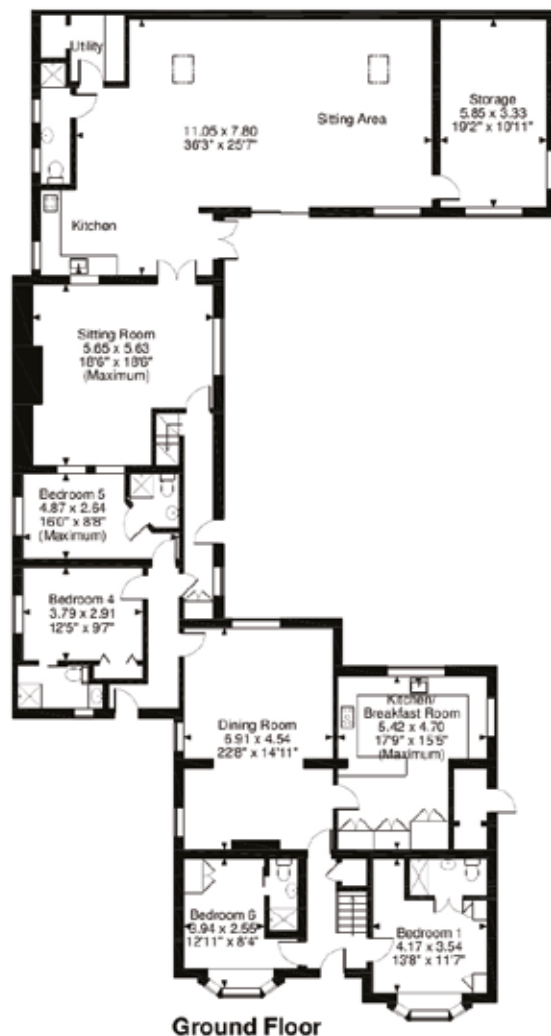
OPENING HOURS

Monday to Friday 9.00 am - 5.30 pm

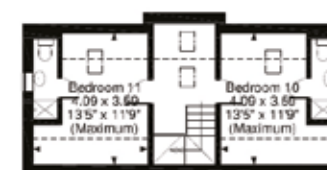
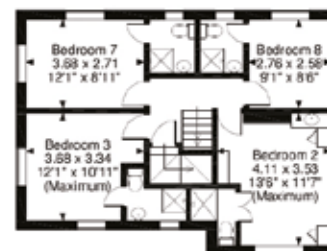
Saturday 9.00 am - 4.30 pm

Sunday 11.00 am - 3.00 pm

Energy Performance Band Rating



Kenilworth Road, Hampton-in-Arden, Solihull
 Approximate Gross Internal Area
 Main House = 4238 Sq Ft/394 Sq M
 External Room = 29 Sq Ft/3 Sq M
 Total = 4267 Sq Ft/397 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8339168/MSZ



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Tel +44 (0)121 746 6400
solihull@fineandcountry.com
Joseph House, 970, Stratford Road, Solihull, West Midlands B90 4ED

