



SPINNEY CLOSE, SHADOW BROOK LANE, HAMPTON-IN-ARDEN, B92 0DG
ASKING PRICE OF £899,950



- » No Upward Chain
- » Semi Rural Location
- » Six Bedroom Detached

- » Set Behind Electric Gates
- » Views To Open Fields
- » Large Family Home

- » Dual Aspect Living Room
- » Breakfast Kitchen
- » Large Landscaped & Private Rear Garden

PROPERTY OVERVIEW

Offered to the market within no upward chain, Spinney Close was last on the market some 30 years ago and represents a superb family home set within an idyllic location offering uninterrupted views to open fields to both the front and rear. Set behind electrically operated gates and large driveway, the property offers a superb family home with extremely versatile / large accommodation with six bedrooms to the first floor and two bathrooms. Briefly the property affords:- entrance porch, entrance hallway, guest cloakroom, dual aspect living room, dining room, large family room, breakfast kitchen, utility, five excellent bedrooms (master with ensuite) and the sixth bedroom is converted into an office, family bathroom and double garage. Outside the property benefits from a large landscaped and private rear garden which affords views to open fields to all aspects.

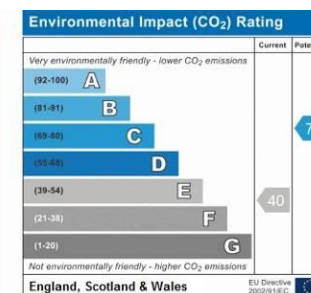
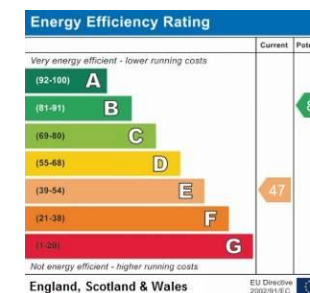
PROPERTY LOCATION

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 G
TENURE	Freehold
SERVICES	Oil heating (no gas), mains electricity and water
BROADBAND	BT
LOFT SPACE	Boarded with ladder and lighting
GARDENS	South facing to the front and north facing to the rear.

ITEMS INCLUDED IN THE SALE

Range Master, extractor, microwave, fridge, freezer, dishwasher, washing machine, tumble dryer, carpets, curtains and lights



HALLWAY

GUEST CLOAKROOM

7' 0" x 6' 4" (2.13m x 1.92m)

LIVING ROOM (L SHAPED)

26' 7" x 15' 0" (8.10m x 4.57m)

DINING ROOM

13' 6" x 10' 0" (4.12m x 3.04m)

FAMILY ROOM

19' 5" x 11' 5" (5.93m x 3.49m)

BREAKFAST KITCHEN

15' 5" x 11' 11" (4.69m x 3.62m)

UTILITY AREA (L SHAPED)

7' 2" x 5' 1" (2.19m x 1.56m)

WC

5' 1" x 3' 0" (1.56m x 0.93m)

FIRST FLOOR

BEDROOM ONE

15' 1" x 14' 11" (4.60m x 4.54m)

EN-SUITE

9' 5" x 9' 1" (2.87m x 2.77m)

BEDROOM TWO

15' 5" x 12' 6" (4.69m x 3.80m)

BEDROOM THREE

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

BEDROOM FOUR

11' 2" x 9' 6" (3.40m x 2.90m)

BEDROOM FIVE

11' 5" x 7' 10" (3.49m x 2.40m)

BEDROOM SIX/OFFICE

13' 2" x 6' 11" (4.01m x 2.11m)

BATHROOM

9' 5" x 9' 1" (2.87m x 2.77m)

OUTSIDE THE PROPERTY

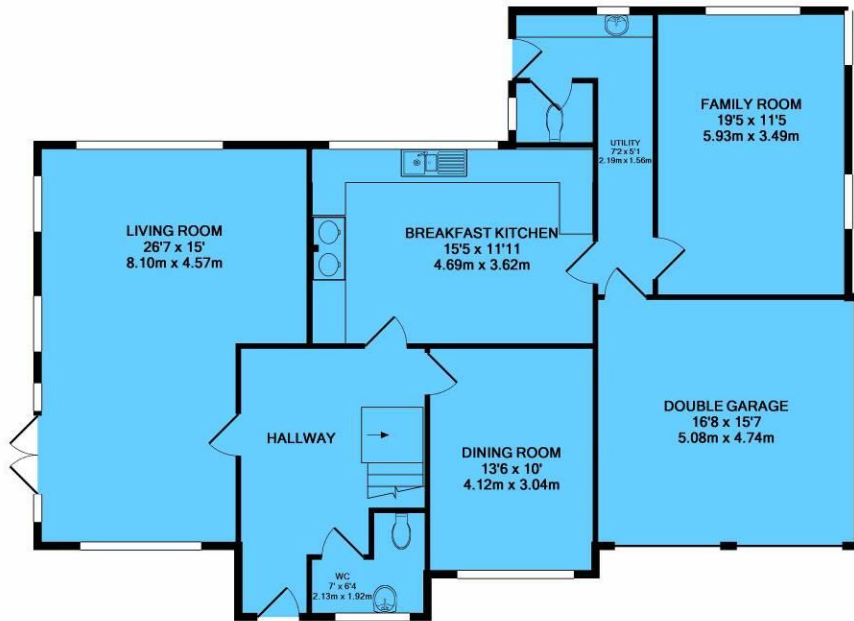
DOUBLE GARAGE

16' 8" x 15' 7" (5.08m x 4.74m)

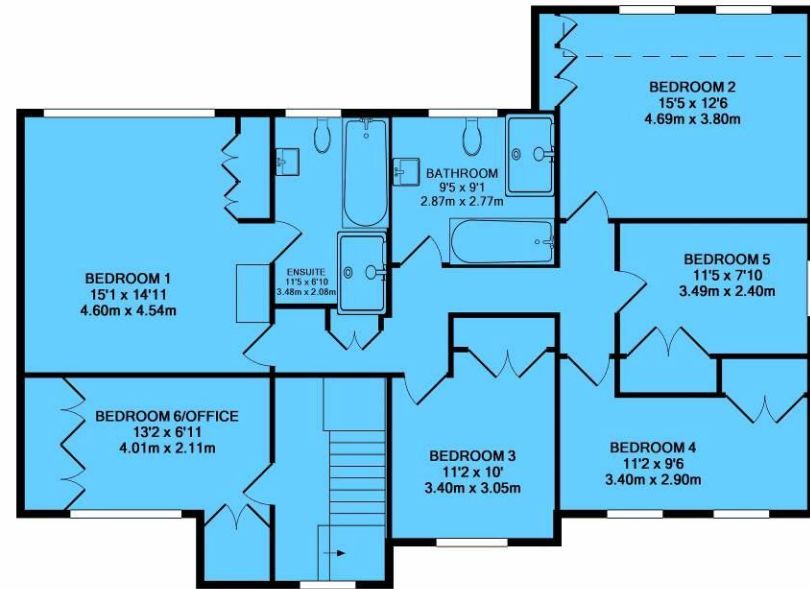
ESTABLISHED REAR GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019