



Hampton Lane, Solihull

Guide Price £1,250,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Situated in a prime location just a stone's throw away from the Town Centre and Solihull School, this impressive six-bedroom detached family home rests on a generously sized plot.

Meticulously extended by the current owners, this residence is proudly presented to the market with no upward chain, offering a seamless transition for its new occupants. As you enter through the spacious hallway, you are greeted by a home that boasts an array of reception rooms. The generously proportioned living room, illuminated by natural light, seamlessly flows into a versatile snug. Adjoining the living room is a remarkable orangery that spans the rear elevation of the home. Flooded with day-light thanks to skylights and offering direct access to the rear garden, this space provides dining and lounge areas with ease. Furthermore, a separate dining area, perfect for hosting intimate gatherings. Adding to the allure of this property is the inviting breakfast kitchen, complete with ample work surfaces and complemented by an extensive utility room. Additionally, the ground floor provides a versatile home gym and a spacious double bedroom with its own en-suite, providing convenience for multi-generational families.





Ascending the staircase reveals five further bedrooms. The principal bedroom is a luxurious retreat, featuring a well-appointed en-suite, fitted wardrobes, and an expansive dressing area. Bedroom two benefits from its own en-suite, while the remaining bedrooms are served by a family bathroom. Leading out from the residence, a fantastic rear garden beckons, complete with a sizeable patio seating area ideal for outdoor entertaining. To the front of the property, a large driveway offers ample parking for multiple vehicles - adding a touch of convenience to this exceptional residence. In summary, this superb property provides the perfect blend of practicality and elegance, catering to the needs of modern family living. Complemented by its excellent location and spacious interior, this home is a rare find indeed.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold





- Six Bedroom Detached Family Home
- NO UPWARD CHAIN
- Set On In A Prime Location Close To Solihull School
- Significantly Extended By The Existing Owners
- Abundance Of Reception Rooms Perfect For Large Families
- Six Generously Sized Bedrooms
- Family Bathroom & Three En-Suites
- Practical Utility Room & Home Gym
- Large Rear Garden & Driveway For Multiple Vehicles
- Early Viewing Essential

PORCH

HALLWAY

CLOAKROOM

LIVING ROOM

20' 11" x 11' 4" (6.38m x 3.46m)

DINING AREA

12' 1" x 8' 9" (3.68m x 2.66m)

SNUG

15' 3" x 13' 6" (4.66m x 4.11m)

ORANGERY

23' 3" x 15' 3" (7.09m x 4.66m)

BREAKFAST KITCHEN

21' 4" x 11' 4" (6.50m x 3.46m)

WC

UTILITY AREA ONE

9' 8" x 8' 6" (2.95m x 2.58m)

UTILITY AREA TWO

8' 6" x 4' 5" (2.58m x 1.34m)

UTILITY AREA THREE

8' 6" x 8' 0" (2.58m x 2.45m)

**HOME GYM**

9' 5" x 8' 4" (2.88m x 2.55m)

BEDROOM SIX

16' 11" x 10' 11" (5.16m x 3.33m)

ENSUITE**FIRST FLOOR****PRINCIPAL BEDROOM**

20' 2" x 9' 9" (6.15m x 2.97m)

DRESSING AREA

10' 2" x 9' 0" (3.09m x 2.75m)

ENSUITE**BEDROOM TWO**

15' 11" x 8' 3" (4.86m x 2.51m)

ENSUITE**BEDROOM THREE**

11' 6" x 9' 9" (3.50m x 2.96m)

BEDROOM FOUR

10' 0" x 8' 0" (3.04m x 2.45m)

BEDROOM FIVE

11' 0" x 8' 5" (3.36m x 2.56m)

BATHROOM**TOTAL SQUARE FOOTAGE**

283.0 sq.m (3046 sq.ft) approx.



OUTSIDE THE PROPERTY

FANTASTIC REAR GARDEN WITH SIZABLE PATIO

LARGE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, fitted fridge/freezer, dishwasher, washer/dryer, underfloor heating, garden shed, all carpets and blinds, some curtains and light fittings, CCTV, car charging point (fitted in 2023) and fitted wardrobes in five bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

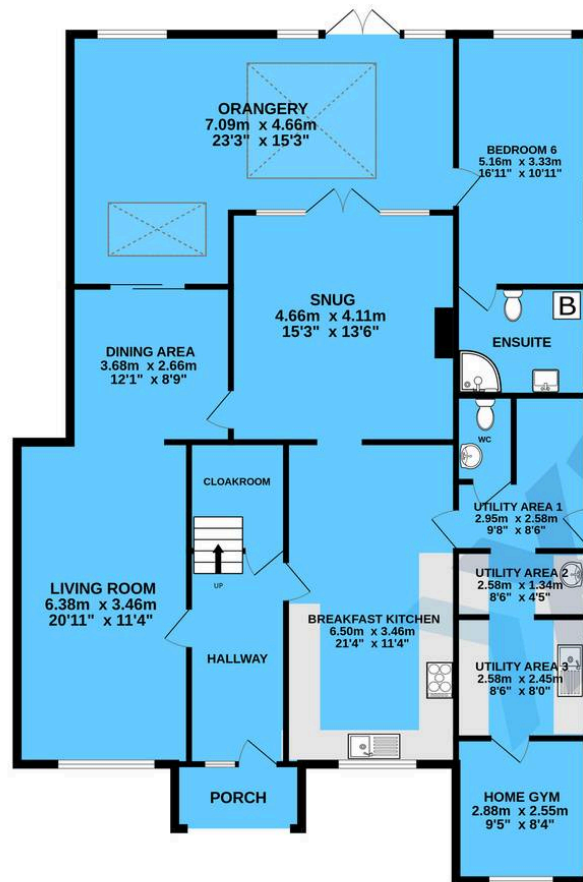
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

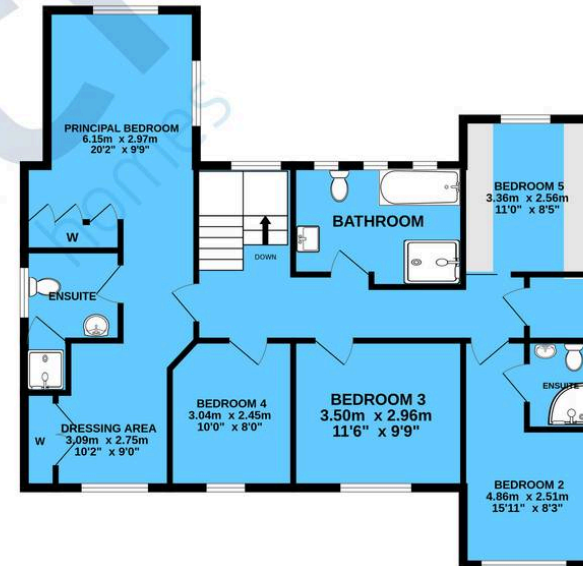




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 283.0 sq.m. (3046 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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