



Eastcote Lane, Hampton-in-Arden
£629,950





PROPERTY OVERVIEW

This well presented four bedroom semi detached dormer bungalow offers spacious and versatile accommodation, being ideal for both family living or buyers looking for a semi-rural home to downsize to within easy reach of Solihull and Knowle. Upon entering, you are greeted by a welcoming entrance hall that leads through to the impressive living room, which is generously proportioned and enjoys a pleasant outlook over the rear aspect. The modern breakfast kitchen is thoughtfully designed, featuring a range of contemporary units, integrated appliances and ample space for dining, making it the perfect hub for both every-day meals and entertaining. The principal bedroom is located on the ground floor and benefits from a stylish en-suite shower room and a dedicated walk in dressing room, providing a luxurious and private retreat. A further ground floor bedroom offers flexibility and could also be used as a study, second living room or guest room, depending on your needs. Upstairs, two additional bedrooms are served by a well appointed family bathroom, and each room provides comfortable accommodation with plenty of storage. Additional features include a garage for secure storage or parking, as well as driveway parking to the front, ensuring convenience for multiple vehicles.



The property's thoughtful layout and modern finish make it ready for immediate occupation, with double glazing and central heating ensuring comfort all year round. Located in a sought after residential area, this attractive dormer bungalow is within easy reach of local amenities, schools and transport links, making it a practical choice for those seeking a well connected yet peaceful home.

Viewing is by prior 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: D

Tenure: Freehold

- Four Bedroom Dormer Bungalow
- Well Presented Throughout
- Modern Breakfast Kitchen
- Large Living Room Overlooking Rear Garden
- Principal Bedroom with En-Suite & Dressing Room
- Two First Floor Bedrooms
- Long Rear Garden
- Garage & Driveway Parking





ENTRANCE HALLWAY

LIVING ROOM

25' 9" x 15' 2" (7.85m x 4.62m)

BREAKFAST KITCHEN

20' 6" x 13' 7" (6.26m x 4.15m)

UTILITY

6' 9" x 5' 9" (2.05m x 1.74m)

PRINCIPAL BEDROOM

14' 5" x 10' 0" (4.40m x 3.06m)

ENSUITE

6' 3" x 5' 7" (1.90m x 1.69m)

DRESSING ROOM

9' 11" x 6' 2" (3.01m x 1.88m)

BEDROOM TWO

9' 1" x 8' 9" (2.78m x 2.67m)

INTEGRAL GARAGE

26' 3" x 8' 4" (8.00m x 2.54m)

FIRST FLOOR

BEDROOM THREE

17' 10" x 7' 10" (5.44m x 2.40m)

BEDROOM FOUR

9' 1" x 8' 6" (2.78m x 2.60m)

BATHROOM

8' 10" x 6' 11" (2.70m x 2.12m)

TOTAL SQUARE FOOTAGE

127.0 sq.m (1367 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING MULTIPLE VEHICLES

LONG REAR GARDEN

ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

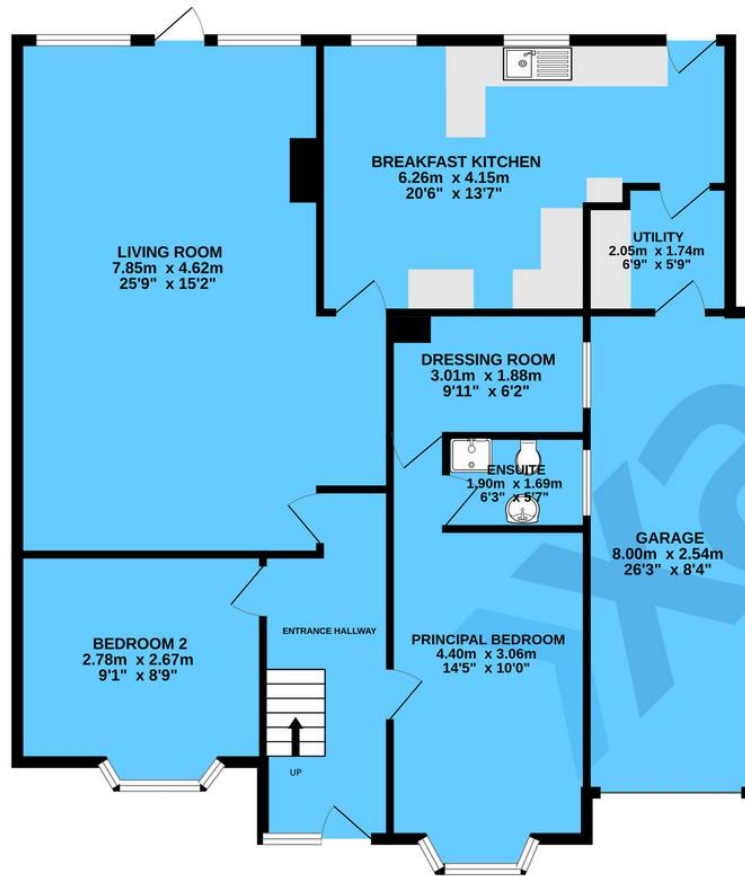
Broadband – FTTP (fibre to the premises). Loft space – part boarded.

INFORMATION FOR POTENTIAL BUYERS

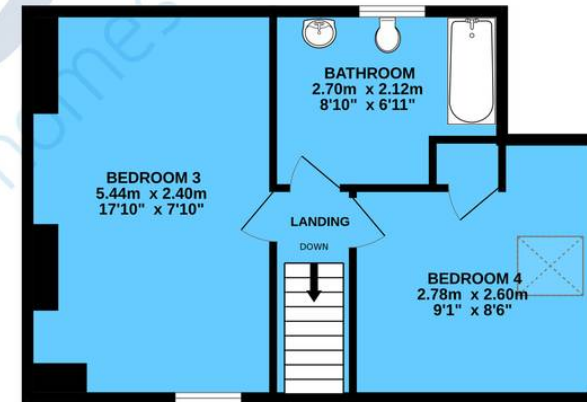
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 127.0 sq.m. (1367 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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