



**DM&Co.**  
SALES & LETTINGS

**9 FENTHAM CLOSE  
HAMPTON-IN-ARDEN  
B92 0BE**

Well-maintained four-bedroom detached family home in Hampton in Arden. Spacious lounge, dining, breakfast kitchen, private garden, and driveway. Walking distance to train station and amenities.



Step into a welcoming porch that leads to a spacious hallway. To the left, a large, light-filled lounge beckons, seamlessly connecting to the dining room, perfect for family gatherings. The breakfast kitchen is a delightful space, offering ample storage and space for appliances. The side passageway provides convenient access to the integrated garage, ensuring functionality meets style in this family home.





The first floor is a haven of relaxation. The principal bedroom, adorned with built-in wardrobes, promises comfort. Another spacious double room offers versatility, while the third bedroom, a cosy double, is perfect for guests or children. The fourth room, ideal as a single bedroom, can also serve as a dedicated office space. Complementing these rooms is a stylish, modern bathroom, recently refitted to cater to contemporary tastes.





Outside, the garden is a private sanctuary. Whether you're sipping your morning coffee or hosting summer barbecues, the patio area is perfect. The integrated garage is not just functional but adds to the home's aesthetic appeal and a spacious driveway with side access along the house, convenience is at the forefront.





## FEATURES

- Four-Bedroom Detached Home
- Large Light-Filled Lounge
- Separate Dining Room
- Breakfast Kitchen
- Modern Family Bathroom
- Integrated Garage
- Private Garden With Patio
- Driveway For Multiple Cars
- Near Train Station And Amenities

## SIZE

Total - 1,409 Sq Ft

## TENURE

Freehold

## COUNCIL TAX

Solihull Metropolitan Borough Council F

## SERVICES

All mains services are connected to the property.  
It is advised that you confirm this at point of offer.

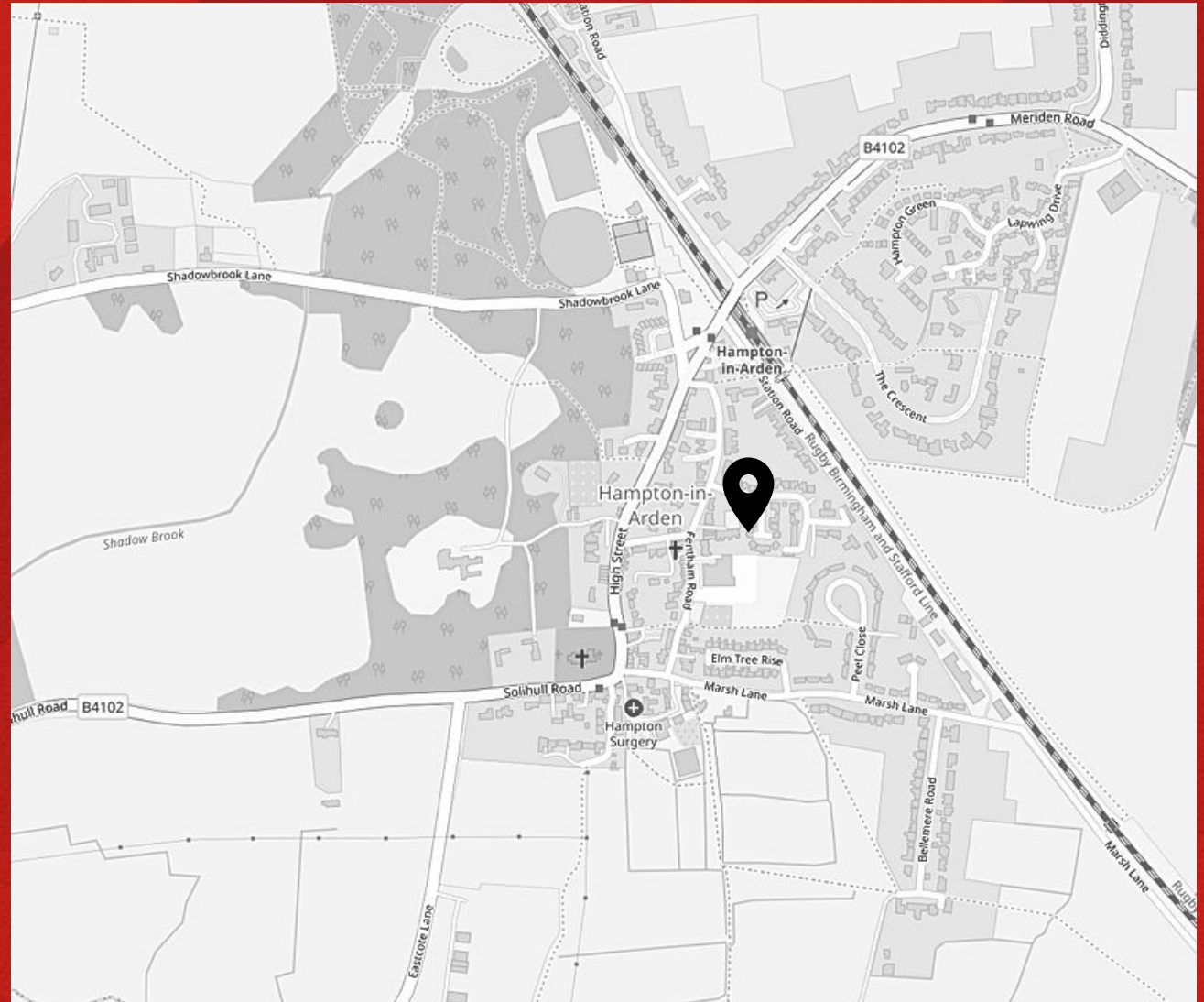
## VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777 314

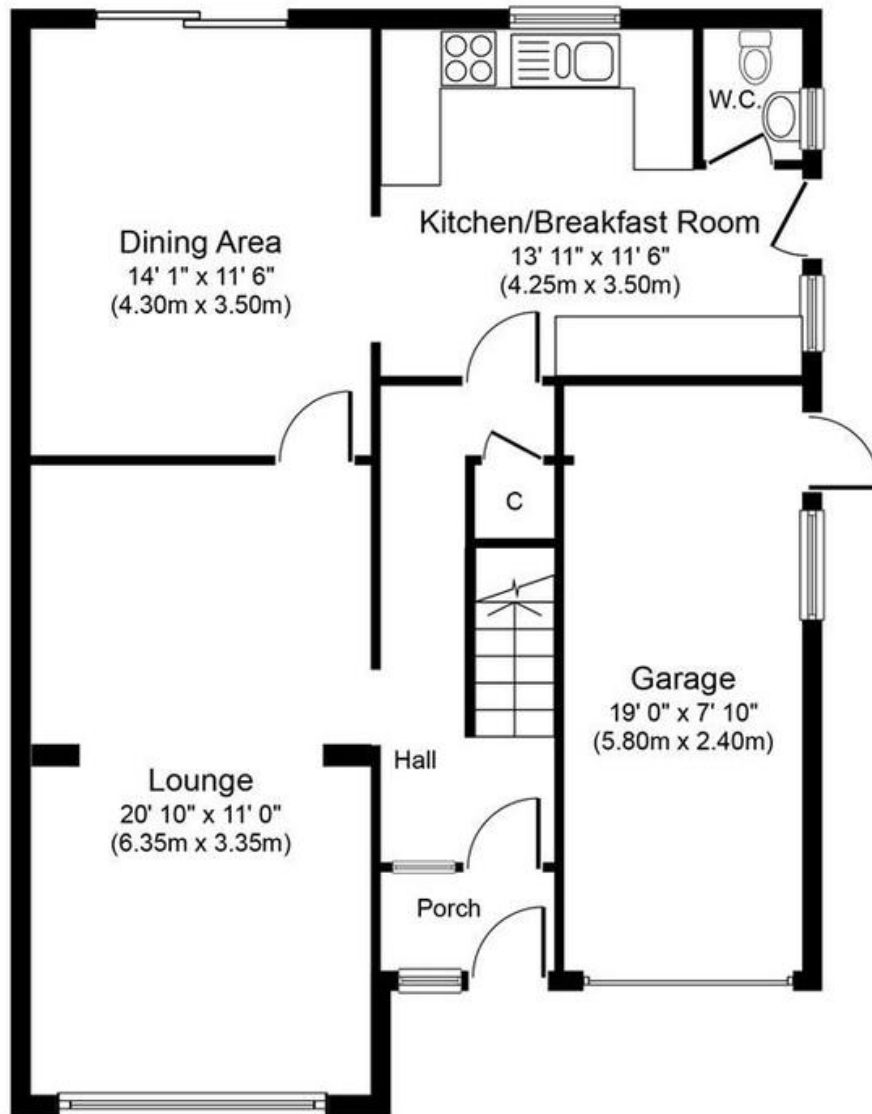
@ dorridge@dmandcohomes.co.uk

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*

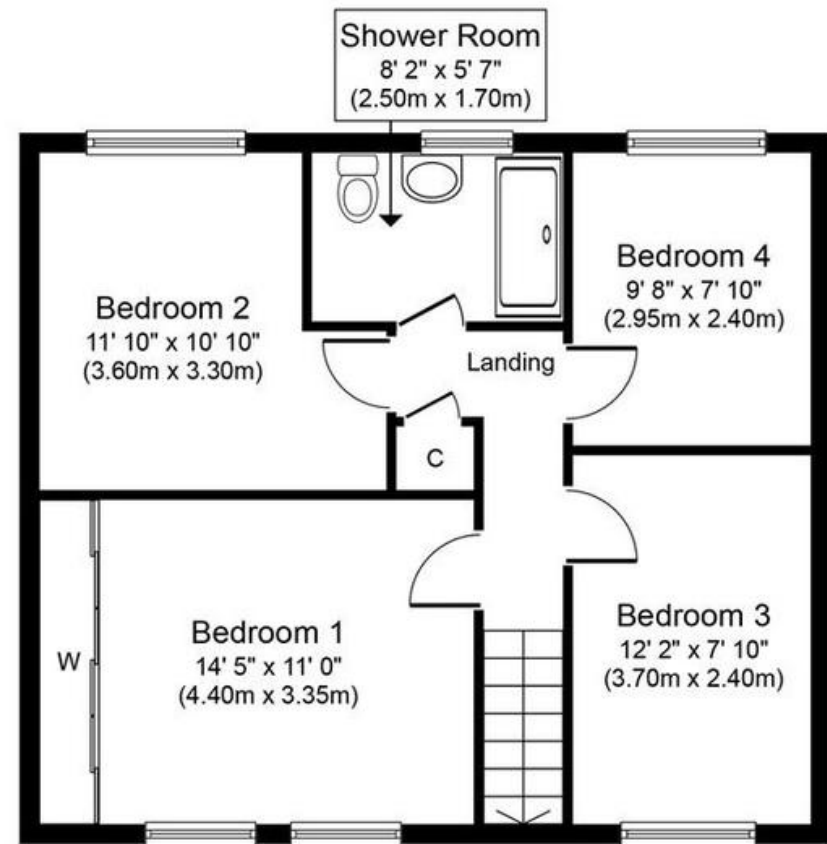


## LOCATION

Nestled in the heart of Hampton in Arden, this home is more than just a residence; it's a lifestyle. With the train station a short walk away, with local amenities, from quaint pubs to essential shops, are all within easy reach.



**Ground Floor**  
**Approximate Floor Area**  
**842 sq. ft.**  
**(78.2 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**567 sq. ft.**  
**(52.7 sq. m.)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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