



**DM&Co.**  
YOUR PREMIUM AGENT

**21C HAMPTON LANE  
SOLIHULL  
B91 2QE**

Fabulous four bedroom detached home located in a highly sought after road in Solihull, featuring a bespoke open-plan kitchen/diner, bright lounge with bay window and tranquil study opening onto a beautifully kept garden. Ideal for families, each bedroom boasts an ensuite, complementing the home's spacious and inviting design.

## 21C HAMPTON LANE – SOLIHULL

Nestled in the heart of Solihull, this extended four bedroom detached house radiates charm and comfort. The ground floor welcomes with a large entrance hallway, leading to a bespoke kitchen and breakfast room, complete with utility and additional WC. The lounge, adorned with a bay window, flows seamlessly into a versatile study or playroom, opening out to the meticulously maintained garden. Upstairs, the allure continues with a galleried landing leading to four double bedrooms, each with its own ensuite and one featuring a walk-in wardrobe.





Upon entering, the porch with a guest cloakroom flows into a generous entrance hallway. This leads to a custom-designed kitchen and breakfast room, reflecting both functionality and style with integrated appliances and a secondary WC.

The spacious lounge, illuminated by a large bay window, provides a peaceful retreat. Adjacent, the study (which would also work perfectly as a playroom) with French doors, opens onto the garden, blending indoor comfort with outdoor serenity.

The downstairs area is a harmonious blend of elegance and practicality, with wonderful spacious feel, perfect for modern living.





The upstairs is a testament to thoughtful design, meeting that demand for multiple bathrooms – with each double bedroom benefitting from its own en-suite.

The galleried landing adds an air of sophistication, with a stunning oak and iron staircase. One bedroom further indulges with a walk-in wardrobe, offering ample storage.







The property's exterior is as inviting as its interior. The rear garden is a well maintained sanctuary, featuring a generous patio area and raised flower beds, ideal for relaxation or entertaining.

The double garage offers practicality and extra storage, complementing the home's overall appeal.







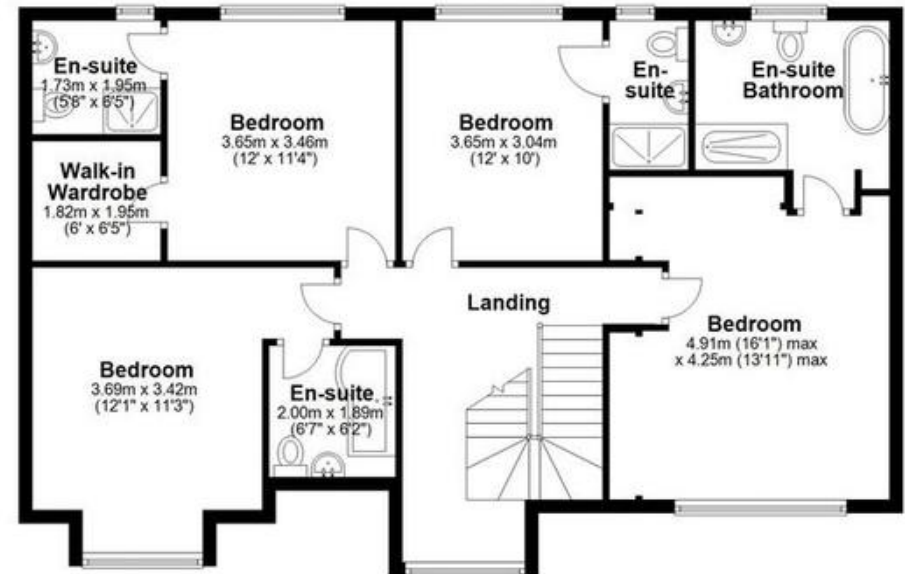
### Ground Floor

Approx. 143.2 sq. metres (1541.3 sq. feet)



### First Floor

Approx. 97.0 sq. metres (1043.7 sq. feet)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	82
(69-80) C	72
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Total area: approx. 240.2 sq. metres (2585.0 sq. feet)

This floor plan is for illustration purposes only; this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.

## FEATURES

- Four Double Bedrooms
- En-Suite to Each Bedroom
- Large Bespoke Kitchen/Diner
- Utility, Two Guest Cloakrooms
- Well Maintained Private Garden
- Double Garage
- Walking Distance to Solihull Town Centre
- Easy Access to Motorway Networks

**SIZE** Total - 2,585 sq ft

**TENURE** Freehold

**SOLIHULL METROPOLITAN BOROUGH COUNCIL - G**

## SERVICES

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

## BROADBAND

Type	Max download speed	Max upload speed
Standard	15 Mbps	1 Mbps
Superfast	85 Mbps	20 Mbps
Ultrafast	1000 Mbps	1000 Mbps

**Network in the area:** CityFibre, OpenReach & Virgin Media

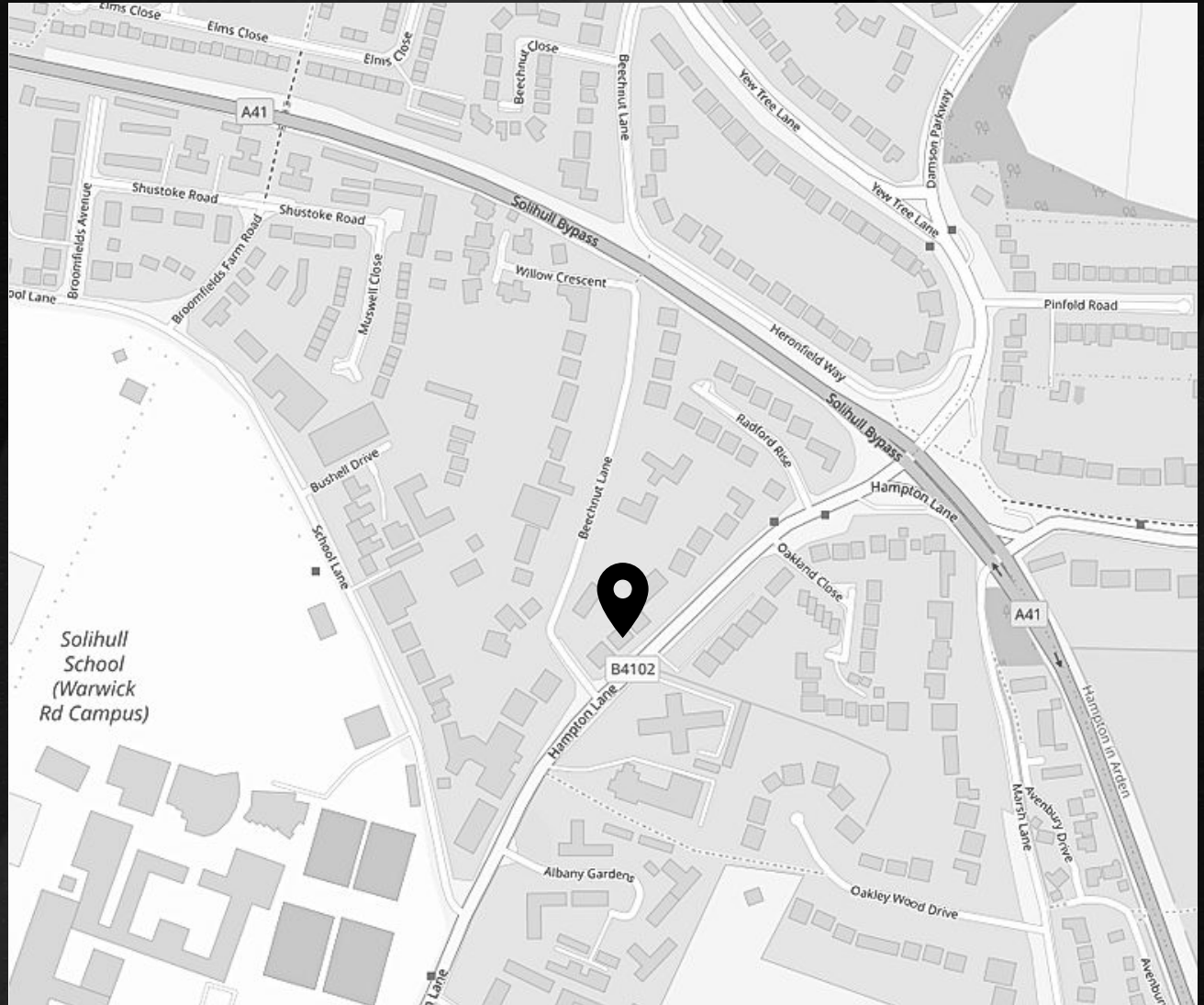
## VIEWING

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

☎ 01564 777314 (option 4)

@ premium@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 and 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

Positioned in an enviable locale, this residence is a stone's throw away from the bustling Solihull Town Centre. Renowned for its array of amenities, shopping, and dining options, it is a hub of activity and convenience. Access to the motorway network via the M42 and M40 motorways are just a couple of minutes away. Birmingham International Airport and Railway Station are also within a short drive away. With easy access to main thoroughfares and public transport, connectivity is ensured.

*DM&Co.*

YOUR PREMIUM AGENT

Call us on **01564 777314 (option 4)**

[www.dmandcohomes.co.uk](http://www.dmandcohomes.co.uk)

[premium@dmandcohomes.co.uk](mailto:premium@dmandcohomes.co.uk)