



Malvern Grange, 19a Hampton Lane, Solihull, B91 2QJ

Guide Price £569,950

Hawkins & Patterson
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Malvern Grange, 19a Hampton Lane, Solihull, B91 2QJ

A well presented and very spacious luxury apartment in small development within walking distance of Solihull town centre. Located on the ground floor with direct access to the garden. Welcoming entrance hallway, lounge/ dining room, fitted breakfast kitchen, 3 bedrooms (master bedroom with en-suite and walk in wardrobe); second bedroom with en suite/Jack Jill bathroom. Useful basement Store room and underground parking for two vehicles. Lift access. Share of the freehold.

LOCATION - The property is situated in a Prime location within minutes walk of Solihull Town centre offering a wide choice of shopping facilities including Touchwood shopping centre, John Lewis department store, Waitrose and Cineworld multi screen cinema, numerous high end restaurants and bars. From Solihull train station, services operate into Birmingham City centre and London Marylebone. There is easy road access to the M42, M40, M6, M5, Birmingham international airport and train station, Resorts World and NEC. There are visitors parking to the front of the building, foregarden with shrubbery borders, bin store.

COMMUNAL ENTRANCE LOBBY

Access is gained via the front door on Hampton Lane with CCTV or via the stairs or lift from the underground car park, with stairs and lift to the upper floors, the apartment is situated on the ground floor with a spacious communal landing area and entrance door with spy hole leading through to;

WELCOMING ENTRANCE HALL

Access via an entrance door from the communal hallway with feature Karndean flooring throughout, LED downlights, coved cornice, video entry phone, useful storage cupboard, airing cupboard housing the Oso water cylinder. Radiator and doors leading to:





LARGE LOUNGE/ DINING ROOM

Two radiators, fireplace surround with gas living flame fire and double glazed windows and French doors in the bay to the rear garden with fitted shutter blinds.

FITTED KITCHEN BREAKFAST ROOM

An extensive range of fitted base, wall and drawer units with solid wood fronts, quartz worktops incorporating a one and a half sink drainer units with mixer tap. LED downlights, tiled floor, double glazed window overlooking the garden with fitted shutter blinds, fitted book case for recipe books. The kitchen benefits from all integrated appliances including, NEFF dishwasher, Hotpoint washing machine, NEFF double oven, five ring gas hob with extractor over and Bosch fridge and freezer.

MASTER BEDROOM

Double glazed bay window to front with fitted shutter blinds, ample fitted wardrobes with illuminated display shelving and tv point above. LED downlights and coved cornice and doors to walkin wardrobe and ensuite.

WALKIN WARDROBE

Ample fitted shelving and hanging rails with LED lighting.

ENSUITE SHOWER ROOM

LED downlights, extractor fan, shaver points, heated towel rail, wall mounted vanity units with wash basin, WC, double shower with thermostatic shower.





BEDROOM TWO

Double glazed windows to front and side with fitted shutter blinds, coved cornice, radiator and door through to the Jack n Jill shower room.

BEDROOM THREE

Feature Karndean flooring, radiator, double glazed window with fitted shutter blind, LED downlights and cupboard housing the Gloworm central heating boiler.

JACK N JILL SHOWER ROOM

Beautifully appointed and refitted with Porcelanosa sanitary ware, walkin shower enclosure with panel shower having rain head and side jets. Feature tiled walls, wall mounted vanity unit and wash basin, WC, double cupboard, heated towel rail, LED lighting, illuminated display shelves.

UNDERGROUND PARKING

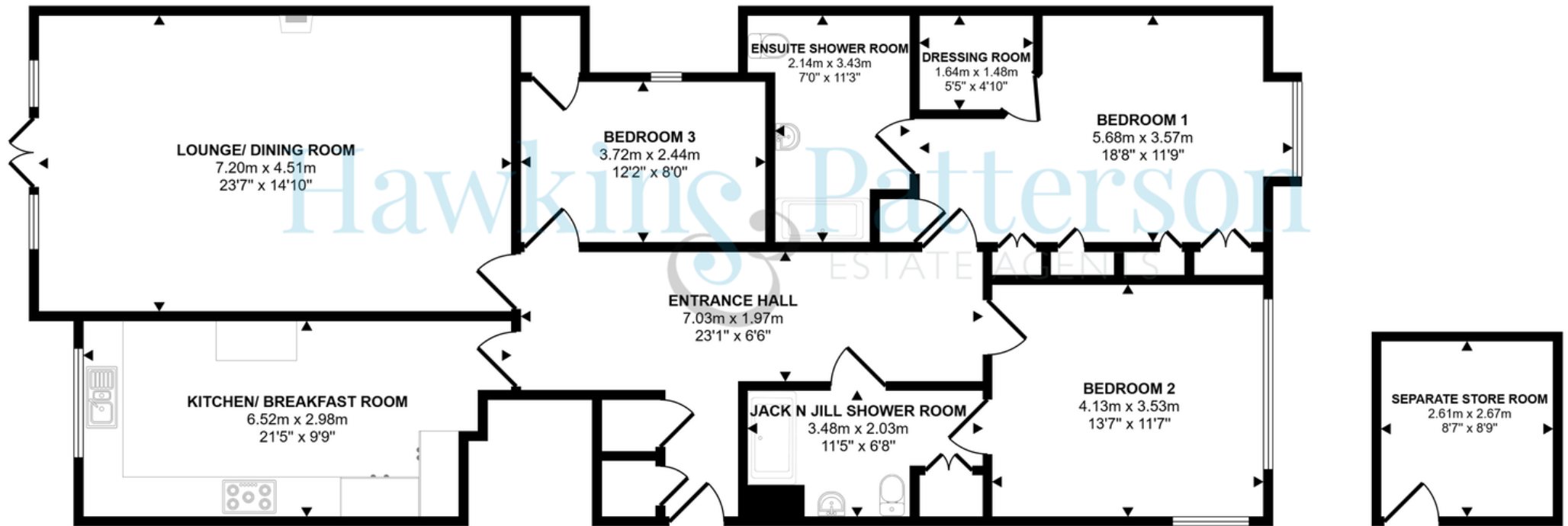
There are two secure underground parking spaces which are conveniently positioned with ample room for reversing, CCTV, gated, remote entry gates from the driveway, communal lighting and doors leading to the inner lobby area to the lift, stairs and store rooms with further CCTV.

VERY USEFUL PRIVATE STORE ROOM

Each apartment has its own private locked store room with lighting and ample space for essentials including suitcases, bikes, golf clubs and wine of course.



Approx Gross Internal Area
142 sq m / 1526 sq ft



Floorplan

Approx 135 sq m / 1451 sq ft

Separate Store Room

Approx 7 sq m / 75 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.