

Hawkins  
Patterson &

12 Oakland Close (Off Hampton Lane), Solihull, B91 2QB

Solihull

Guide Price

£799,950

Hawkins Patterson



An immaculately presented, four bedroom detached home set in a prestigious gated development off Hampton Lane, within easy walking distance of Solihull Town Centre. Three bathrooms, elegant living room, Guest Wc, family room, modern kitchen, breakfast room, work shop/store and garage. South/ West facing rear garden.

The house itself is set over two floors with the potential to go into the large loft space (Subject to build regs). With over 1981 sq ft of accommodation and modern features such as HIVE control heating, SONOS ceiling speakers across all floors, and Fibre Optic Broadband.

Situated on the highly sought after Hampton Lane, this property benefits from a prime location within one of Solihull's most desirable residential areas. Known for its attractive surroundings and strong community feel, the area offers an ideal balance of convenience and lifestyle.

The property is within easy reach of Solihull town centre, providing access to a wide range of shops, restaurants, cafés, and leisure facilities, including the popular Touchwood Shopping Centre. Excellent local schooling options, both state and independent, make this location particularly appealing for families.

For commuters, the property is exceptionally well placed. Solihull railway station offers direct links to Birmingham, London, and beyond, while the nearby motorway network (M42, M40, and M6) ensures convenient road access. Birmingham Airport and the NEC are also just a short drive away, adding to the practicality of the location.

Hampton Lane itself is known for its leafy surroundings and attractive properties, offering a peaceful residential setting while still being close to all essential amenities. Nearby parks and green spaces provide opportunities for outdoor activities and relaxation.

Overall, this location combines accessibility, excellent local amenities, and a desirable residential environment, making it a highly convenient and attractive place to live.





The property is situated at the end of the cul-de-sac behind communal electric gates with intercom entry system. Having a paved path, Access is gained via a double glazed panel entrance door leading to;

#### **WELCOMING ENTRANCE HALL**

Laminate flooring, ceiling downlights, stairs off to first floor with understairs storage/ cloaks cupboard.

#### **GUEST WC**

White suite with WC, pedestal wash basin, feature tiling to half walls and flooring, radiator, extractor fan and frosted double glazed window to front.

#### **UTILITY ROOM**

Double glazed door to side, tiled floor, radiator, extractor fan, plumbing and space for washing machine and tumble dryer, roll top worksurfaces, wall mounted cupboards housing the central heating boiler.

#### **ELEGANT LIVING ROOM**

Feature fireplace surround with gas living flame fire, wood laminate flooring, double glazed window to side, floor to ceiling double glazed windows to front, two radiators.

#### **FAMILY ROOM**

Double glazed window to side, wood laminate flooring, wall tv point, radiators and double part glazed doors to;

#### **KITCHEN/ DINING ROOM**

Modern gloss fronted, base, wall and drawer units with granite effect worktops, sink drainer units. Integrated Neff dishwasher, Aeg fridge and freezer, Siemens induction hob and extractor over. Built in Kuppersbush oven and combi microwave, ceiling downlights, tiled flooring, ample space for a dining table and double glazed French doors with side windows to the patio.



## **GALLERY LANDING**

Ceiling downlights, frosted double glazed window to side, generous airing cupboard with hot water tank and shelving. Loft hatch with pull down ladder to access the boarded loft space. There is potential to add a further bedroom or two and ensuite subject to building regs.

## **MASTER BEDROOM**

Double glazed doors to small balcony. Fitted wardrobes, radiator, wall tv points and door to;

## **ENSUITE SHOWER ROOM**

Modern white suite with WC, wash basin, double shower cubicle, feature tiled walls and flooring, shaver point, chromed heated towel rail, downlights and extractor fan.

## **BEDROOM TWO**

Double glazed window to rear, radiator, built in double wardrobe and door to;

## **ENSUITE SHOWER ROOM**

Modern white suite with WC, wash basin, double shower cubicle, feature tiled walls and flooring, chromed heated towel rail, shaver point, downlights and extractor fan.

## **BEDROOM THREE**

Double glazed window to rear, radiator and built in double wardrobe.

## **BEDROOM FOUR/ OFFICE**

Double glazed window to front, radiator, fitted corner office desk, cabinets, drawers and wall units.

## **FAMILY BATHROOM**

Modern white suite with WC, wash basin, panelled bath, feature tiled walls and flooring, shaver point, downlights and extractor fan. Frosted double glazed window to side and chromed heated towel rail.



## **GARAGE**

Electric Up and over garage door, light and power points, rubber matted flooring and opening through to;

## **WORKSHOP/ STORE AREA**

Light and power, rubber matted flooring and double glazed doors to the patio.

## **OUTSIDE**

To the front there are two parking spaces, small lawn and shrubs.

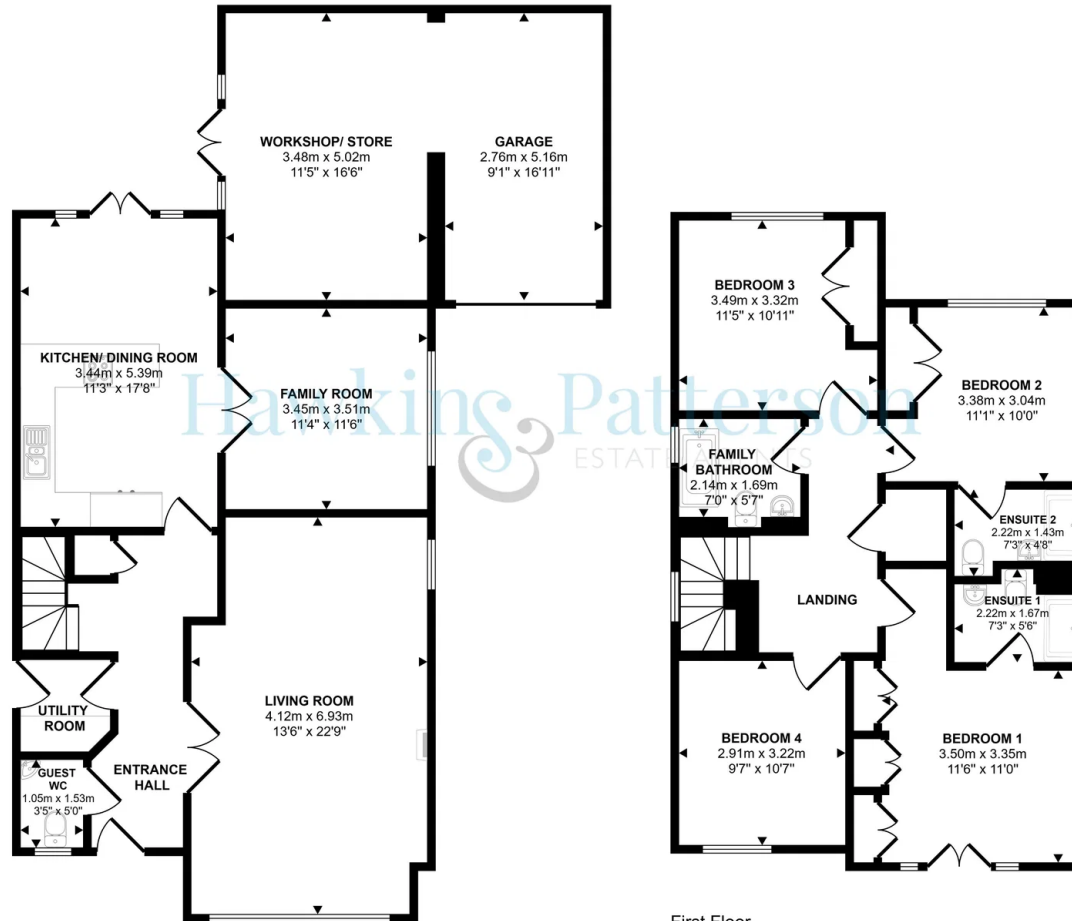
## **REAR GARDEN**

Enjoying a south westerly facing aspect, paved patio area, sleeper edged laid lawn garden. walled an fenced boundary, gated side passage and cold water tap.





Approx Gross Internal Area  
182 sq m / 1961 sq ft



Ground Floor  
Approx 111 sq m / 1190 sq ft

First Floor  
Approx 72 sq m / 771 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.

## Hawkins & Patterson

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