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YOUR PREMIUM AGENT

**25 MERIDEN ROAD
HAMPTON IN ARDEN
B92 0BS**

An exceptional six bedroom Edwardian semi-detached home offering over 3,200 sq ft of beautifully arranged space. Boasting elegant interiors, designed for modern family life, with seamless indoor outdoor entertaining space, a lovely garden, and gated frontage - a home to be seen to be fully appreciated

25 MERIDEN ROAD

Set behind gates, this impressive Edwardian home combines classic proportions with thoughtful modern updates across three floors. The sense of space is immediate, with generous ceiling heights and a flowing layout that adapts easily to family life. Four reception areas provide flexibility for entertaining, working or relaxing, while the kitchen forms a natural hub with direct access to the garden. Each bedroom retains its own character, complemented by well-appointed bathrooms. The rear outlook across open fields enhances the calm and privacy of the setting.





The entrance hall sets a strong first impression, with original Minton flooring, stained glass detailing and elegant arches leading through the ground floor. The main sitting room is centred around a wide bay window and a feature fireplace framed by panelling, creating a comfortable yet refined space. This flows into a dining area with an exposed brick fireplace, ideal for gatherings.

To the rear, the kitchen and dining space is designed for both everyday use and entertaining, with a shaker style kitchen, central island and Everhot range cooker. Sliding glass doors open seamlessly onto the patio, bringing in light and connecting indoors with out. A pantry leads through to a practical utility room with separate garden access.

Additional spaces include a versatile study or gym, internal access to the garage and a further reception room currently used as a playroom, offering excellent flexibility.









Text



Arranged across two upper floors, the accommodation continues to impress with six well-proportioned bedrooms. The principal suite is particularly generous, featuring a spacious dressing area with extensive wardrobes and a large en-suite complete with a roll top nickel bath, twin basins and a rainfall shower.

The second bedroom also benefits from its own en-suite, with a freestanding bath and an original fireplace adding character. A further family bathroom serves the remaining rooms on this level, finished with a claw foot bath and patterned flooring.

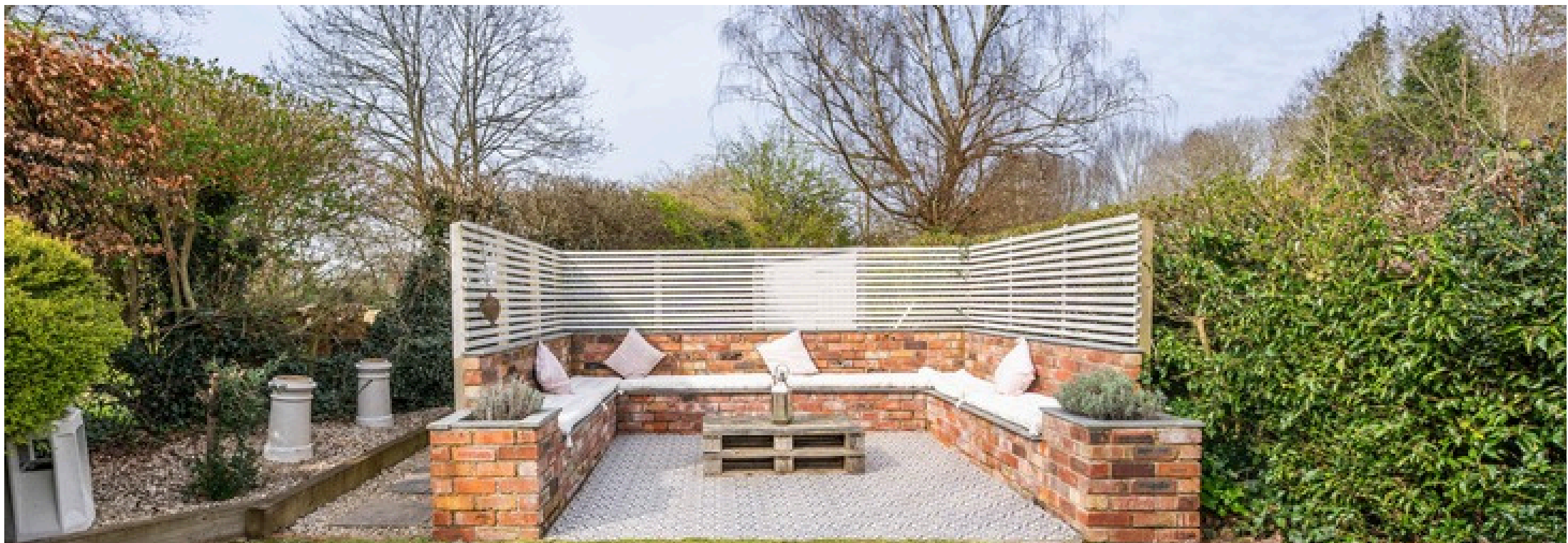
On the top floor, three further bedrooms offer superb flexibility—ideal for guests, growing families, or stylish home working. A sleek, modern shower room serves this level, ensuring both comfort and convenience. In addition, the floor benefits from generous storage space, which also presents an exciting opportunity for conversion into further living accommodation, should your needs evolve.













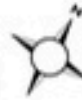
The rear garden is designed with entertaining and family use in mind. Extending from the kitchen, a large patio provides an ideal setting for outdoor dining, complete with a dedicated cooking area. Steps lead up to a lawn bordered by established planting, offering both colour and privacy.

At the far end, a second seating area provides a peaceful and more secluded space to relax, while the open aspect beyond the boundary offers uninterrupted views across neighbouring fields. The garage is accessible from inside the house and provides practical storage, along with convenient access from front to rear. For dog lovers, there is also a dog shower at the rear of the garage—perfect for rinsing off after long country walks.

Score	Energy rating	Current	Potent
+91	A		
-91	B		
-80	C		
-68	D	60 D	72
-54	E		
-38	F		
20	G		

Ground Floor

Approx. 168.9 sq. metres (1818.2 sq. feet)



First Floor

Approx. 86.5 sq. metres (930.7 sq. feet)



Second Floor

Approx. 45.4 sq. metres (488.5 sq. feet)



Total area: approx. 300.8 sq. metres (3237.5 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/colored 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

- Edwardian Six Bedroom Semi Detached Home
- Exceptional Presentation
- Stunning Period Features
- Four Flexible Reception Rooms
- Open Plan Kitchen Living Area with Everhot Range
- Outstanding Outdoor Kitchen Entertaining Area
- Principal Suite With Dressing Area
- Four Beautiful Bathrooms
- Large Private Garden
- Gated Frontage

SIZE Total - 3,237.5 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

<u>Type</u>	<u>Max download speed</u>	<u>Max upload speed</u>
Standard	20 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps

Network in the area: OpenReach

MOBILE

Network in the area: Vodafone, 02, EE and Three

PARKING

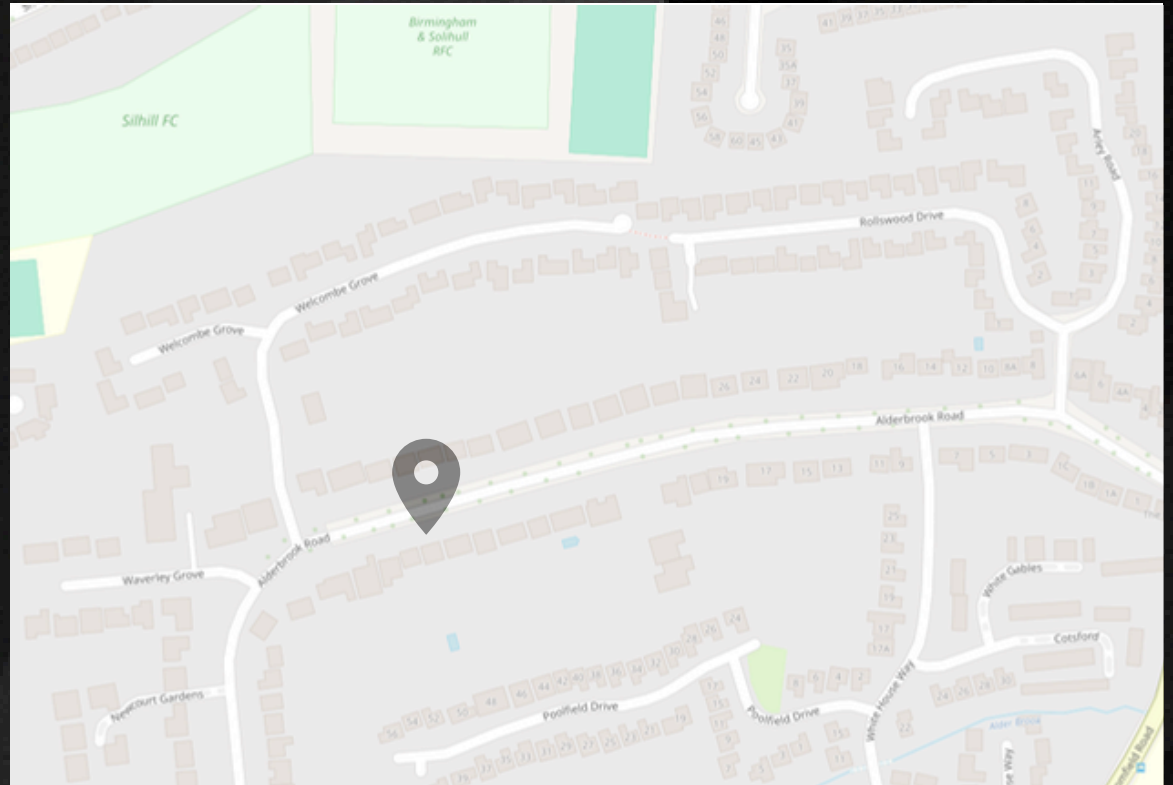
Garage & Driveway Parking

FLOOD RISK

No Risk

COVENANTS

N/A



LOCATION

Hampton-in-Arden is a picturesque village rich in charm and community spirit. It offers an excellent array of local amenities including independent shops, an historic Norman church, well-regarded pubs, a doctor's surgery, and a railway station providing easy access to Birmingham and London. Surrounded by open countryside, the village is just four miles from Solihull town centre, with nearby access to the M42 and national motorway network, as well as neighbouring villages such as Knowle, Barston, and Meriden.

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 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.

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