







## 12 Birch Tree Grove Solihull, B91 1HD

This substantial family home is set back and part of a select cul-de-sac community offering seclusion and privacy.

The cul-de-sac setting ensures minimal traffic and noise, creating a tranquil and safe environment for families.

Sharman Cross Wood is a designated nature reserve is 0.9 miles away and serves as a beautiful tranquil space for wildlife to thrive and for you to enjoy.

For leisure and outdoor activities, Tudor Grange Leisure Centre and Park are conveniently close by, providing residents with opportunities for recreation, exercise,















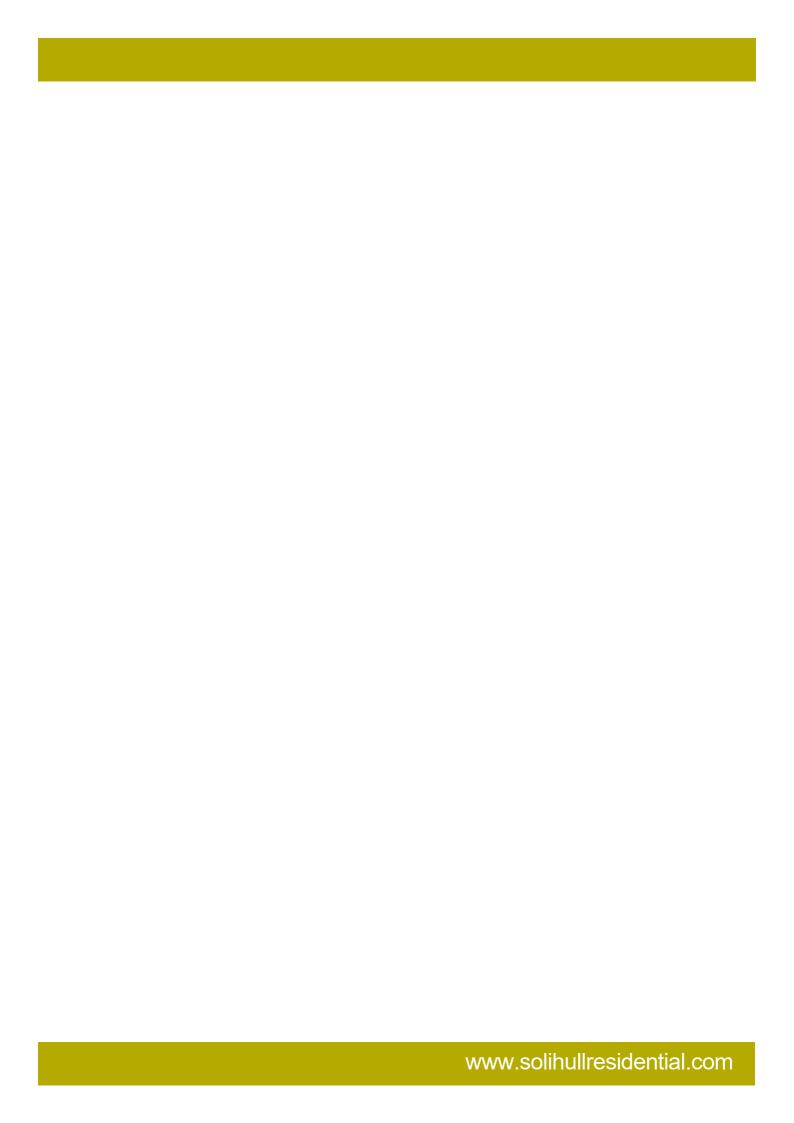












## Floor Plan



## Area Map

## **Energy Efficiency Rating** BAPS Shri ULVERLEY Swaminarayan Mandir HALL GREEN KINETON GREEN 80 ELMDON HEATH 60 LODE HEATH WORLDS END Streetsbrook Rd 441 Not energy efficient - higher running costs Ook Rd Solihull Hospital England & Wales Environmental Impact (CO<sub>2</sub>) Rating (92 plus) 🔼 SHARMANS Shirley Solihull B4702 Solihull Sixth Form College BLOSSOMFIELD Widney Ln England & Wales Map data @2024 Google

**Energy Efficiency Graph** 

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