



DM&Co.
— PREMIUM —

1A BEECHNUT LANE

The larger of two exclusive new properties offering high end modern living, spread over 3 floors featuring large open plan living, with six double bedrooms, multiple bathrooms and benefiting from a ground floor annex.

PREMIUM

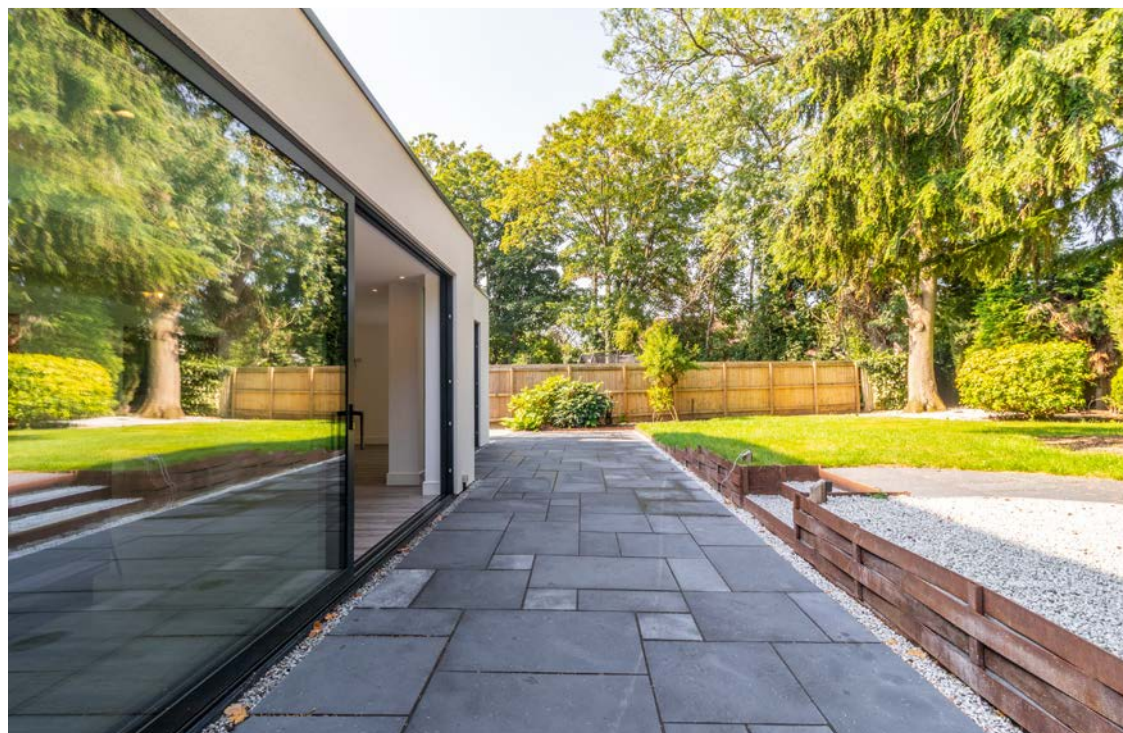
1A BEECHNUT LANE

Something different and unique. Cleverly designed to maximise space and light, every inch offering workable living space perfect for a large family. Using a wide variety of materials throughout the build, this home really offers something quite special, whilst being perfectly positioned to benefit from all of Solihull Town Centre amenities.





1a Beechnut Lane,
Solihull,
B91 2NN



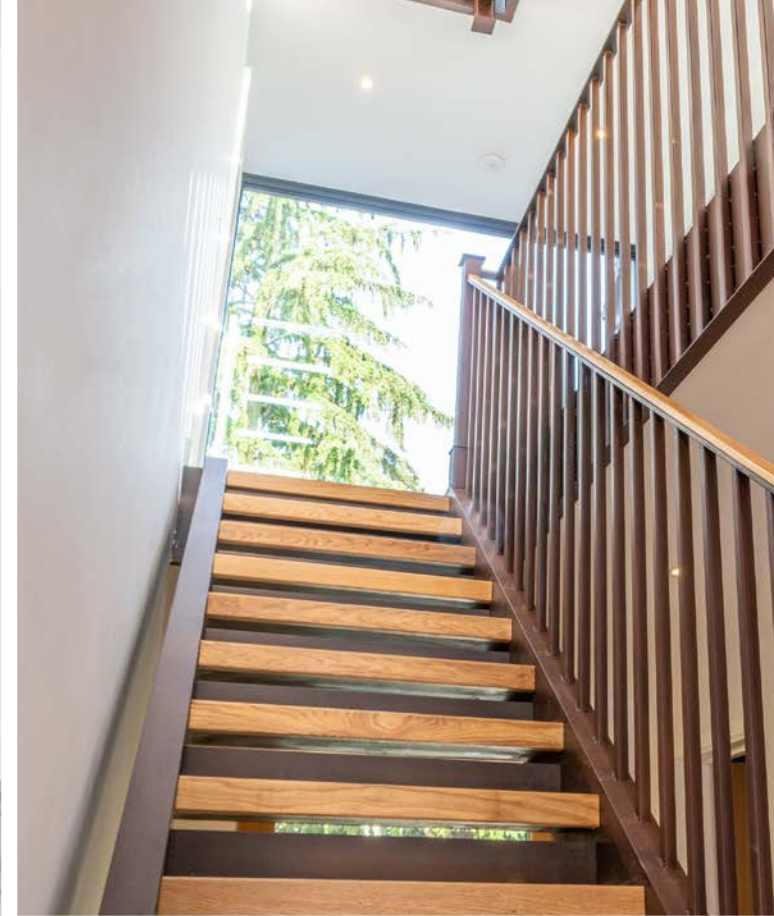
Approached via a tarmacadam drive comfortably housing 5 cars, the exterior black ash cladding and white rendering wouldn't be out of place in an episode of Kevin McCloud's Grand Designs Series. Once inside, the clean lines and light are striking.

Grey engineered wood flooring covers the downstairs complete with underfloor heating. The enormous L shaped lounge, kitchen dining area, offers a vast area to cook, dine and relax in as well as a separate utility offering plenty of additional storage space.

A fantastic benefit to this home is the addition of a ground floor annex area. With its own separate front entrance, this could easily serve as consultation rooms for a home run business, accommodate an elderly or disabled family member, or just offer independence to grown up kids that still live at home!

With over 2,000sq feet to the ground floor you'll also find a dedicated cinema room, downstairs cloakroom and additional storage cupboards.





Upon the first floor huge glass panels flood light onto the landing. Each bedroom is fitted with luxury carpet, whilst the hall and bathrooms are covered with grey wooden flooring. The master bedroom boasts a large en-suite as well as walk-in wardrobes as does bedroom two. Bedroom two also shares a Jack and Jill bathroom with bedroom three.

Three further double bedrooms grace the top floor. The largest bedroom currently shares a Jack & Jill bathroom with another double bedroom, but this could easily be made into an enormous master suite. The remaining bedroom benefits from its own en-suite and more eaves storage.





Outside, the space has been beautifully landscaped to keep all the family happy. With a lawned area mature trees and a grey slate patio running across the rear of the property. It offers the whole family a generous secluded space to unwind and relax.







LOCATION

The property is conveniently located for Solihull town centre which offers excellent state and private schooling. The renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track, as well as Solihull's many shops, restaurants, bars and the John Lewis department store. It is well placed for Solihull Train Station, the M42 and M40 motorways which provides fast commuter links to the M1, M5 and M6. Birmingham International Airport and Railway Station are also within a short drive away.

Ground Floor - 2,073 sq feet.
 First Floor - 1,006 sq feet.
 Second Floor - 999 sq feet.

Total - 4,082 sq feet.

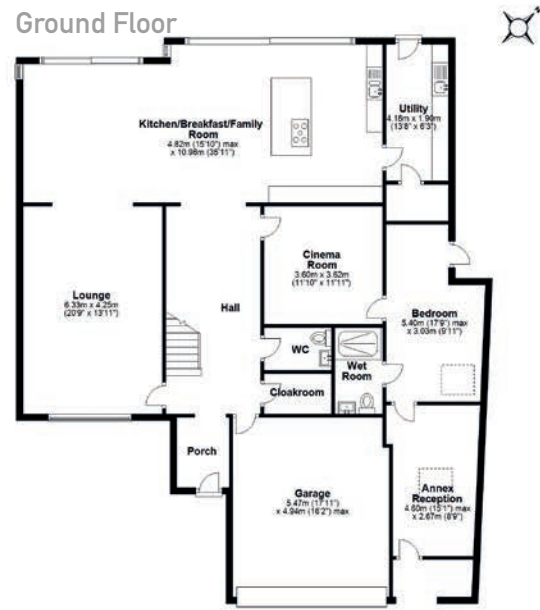
TENURE

We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

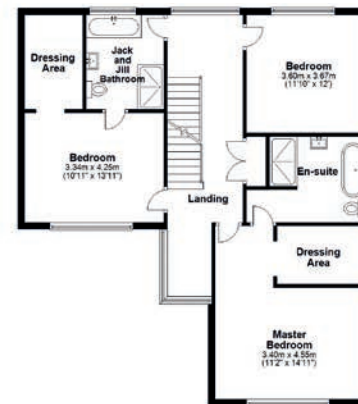
VIEWING

At short notice with DM & Co. Premium on 01564 777 314 or by email sales@dmandcopremium.co.uk

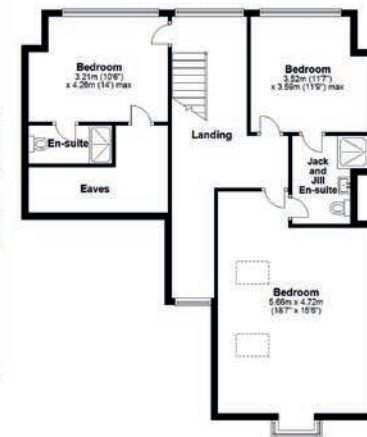
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Floor



Second Floor



- Impressive unique new home
- Quiet cul-de-sac location
- Six double bedrooms
- Separately accessed ground floor Annex
- Underfloor heating throughout the ground floor
- Over 4,000sq feet of living space
- Cinema Room
- 2 en-suites and two Jack & Jill bathroom



YOUR. PREMIUM. AGENT.

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Design by:

RALPHMEDIA

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