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**BEECHNUT HOUSE
36 SCHOOL LANE
SOLIHULL
B91 2QQ**

Secretly tucked away, nestled within private gated grounds in the heart of Solihull, this stunning family residence offers versatile living space extending over 3,800 sq. ft. Boasting four bedrooms and two self-contained annexes, it presents a unique blend of comfort and functionality.

BEECHNUT HOUSE, 36 SCHOOL LANE

Beechnut House welcomes you with its charming façade, revealing a meticulously maintained interior. The main residence exudes warmth, offering a delightful fusion of classic and contemporary design elements. A spacious kitchen, complete with an Aga and large island, serves as the heart of the home, while the oak-framed orangery provides a serene retreat. Upstairs, the principal bedroom impresses with bespoke wardrobes and a luxurious en-suite, while three additional bedrooms offer ample space. The property extends its appeal with two self-contained annexes, ideal for extended family or potential business use. Outside, the secure gated entrance leads to generous parking and manicured gardens, perfect for enjoying the sunshine.





Step inside Beechnut House to discover a harmonious blend of classic elegance and modern comfort. The inviting entrance hall, adorned with attractive quarry tiles, sets the tone for the home's character-filled interiors. A beautifully appointed study offers a tranquil workspace, while the spacious living room features bi-fold doors opening onto the rear patio. The open-plan kitchen, with its rustic charm and high-end appliances, seamlessly transitions into the dining area and stunning oak orangery, creating an ideal space for relaxation and entertaining. Practicality meets style with a large utility room providing additional storage and access to the side of the property.







Ascend the oak staircase to find a sanctuary of comfort and style. The principal bedroom impresses with bespoke fitted wardrobes and a luxurious en-suite bathroom hidden behind concealed doors. Three additional bedrooms, adorned with fitted wardrobes, share a beautifully refitted family bathroom, ensuring every family member enjoys comfort and privacy.







Annex One - The Pig Sty

Running across the top of the triple garage. A covered roofed walk way from the main house, provides an attractive approach. Providing a spacious open plan living space, with en-suite wet room, large storage cupboard at the entrance and additional wardrobe space., this provides the perfect space for extended family.





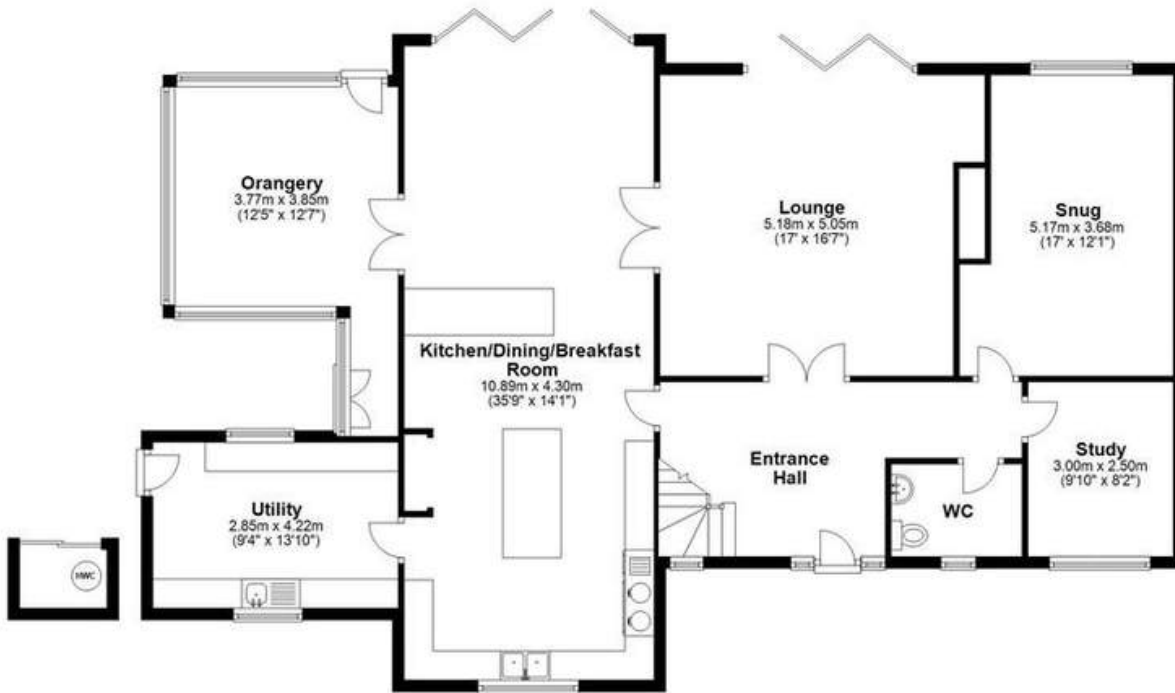
Annex Two - The Pavilion

Perched at the top of the drive with its own parking space, offering self contained living with a large bedroom and luxury en-suite wet room with kitchen/living room. This would work wonderfully as a base for a home business, Air B & B or perfect for elderly parents or adult children still living at home.



Ground Floor

Approx. 151.6 sq. metres (1631.7 sq. feet)



First Floor

Approx. 109.5 sq. metres (1178.6 sq. feet)

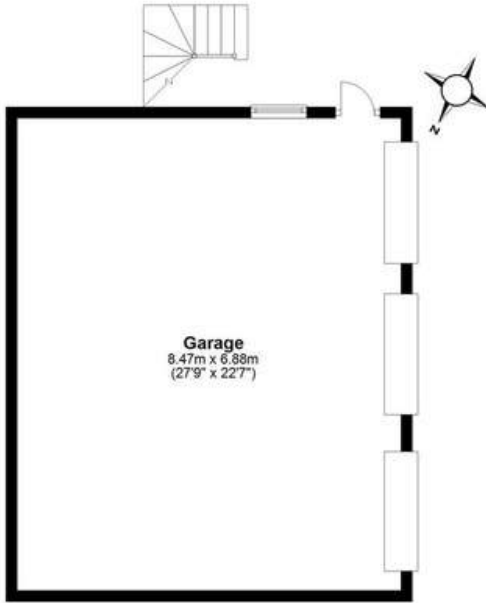


Total area: approx. 261.1 sq. metres (2810.3 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanItUp

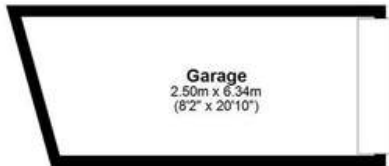
Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor
Approx. 49.4 sq. metres (531.9 sq. feet)



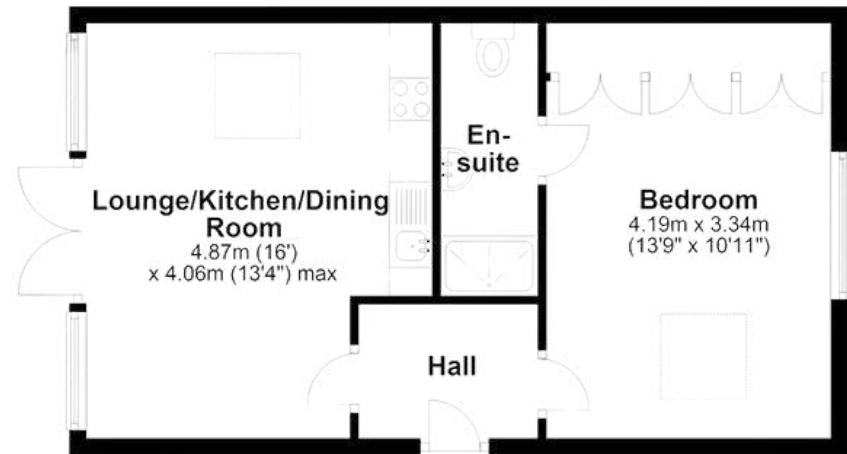
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Total area: approx. 49.4 sq. metres (531.9 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Ground Floor
Approx. 42.6 sq. metres (458.0 sq. feet)



Total area: approx. 42.6 sq. metres (458.0 sq. feet)

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Plan produced using PlanUp.



FEATURES

- Private Gated Entrance
- Large Open Plan Kitchen Diner
- Four Bedrooms to Main House
- Beautiful Oak Framed Orangery
- South East Facing Gardens
- Two Annex's - 1 Studio Style & 1 One Bedroom
- Triple Garage plus Separate Single Garage
- Fantastic Central Solihull Location

SIZE Total - 3,800 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

Type	Max download speed	Max upload speed
Standard	15 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1000 Mbps	1000 Mbps

Network in the area: OpenReach, Virgin Media, CityFibre

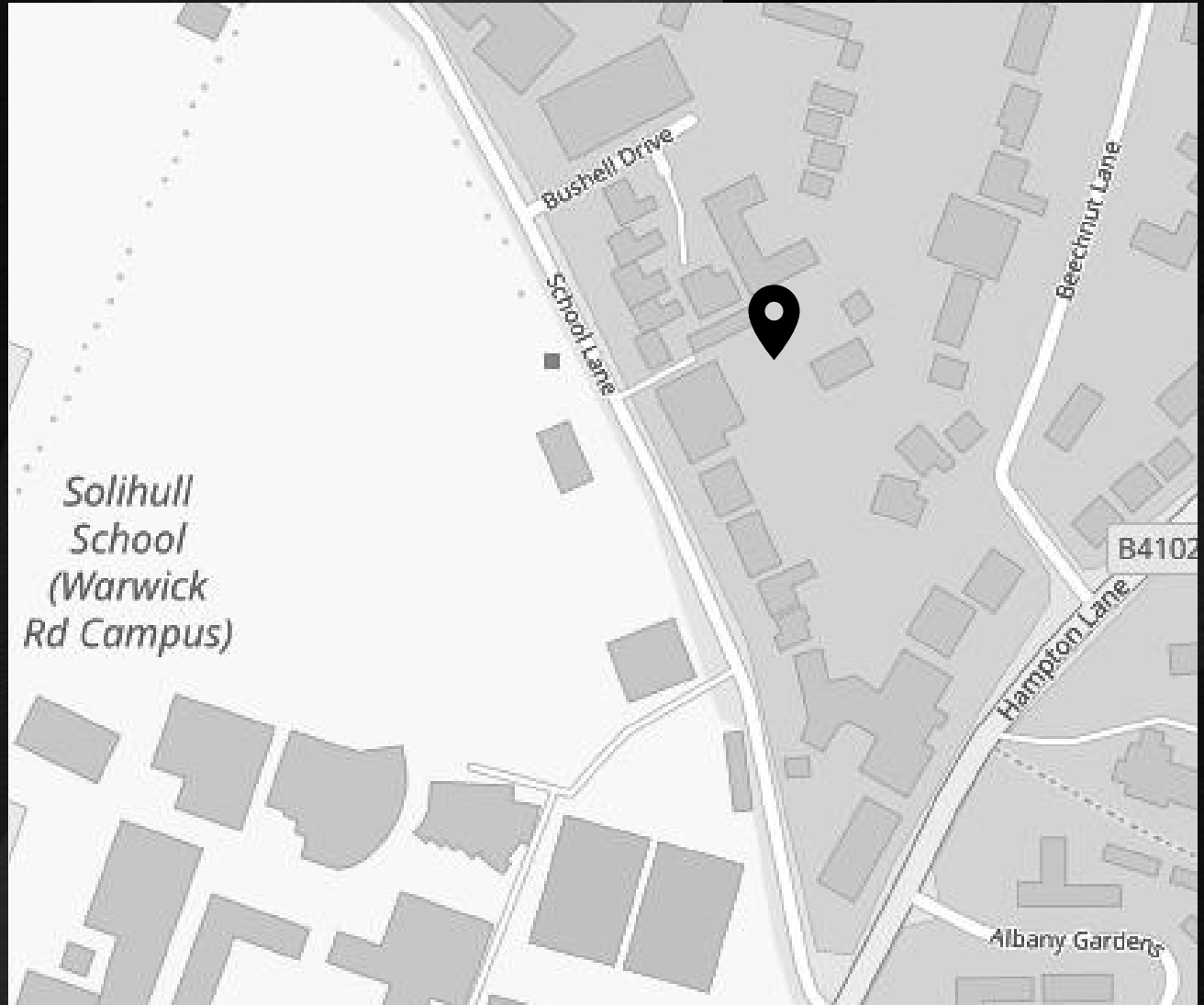
VIEWING

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.



LOCATION

Situated in a prime Solihull location, this property offers the perfect balance between peaceful residential living and convenient access to urban amenities. The proximity to Solihull Town Centre and the train station means dining, shopping, and transport options are just a short walk away, making this an ideal setting for those seeking a blend of comfort and convenience.

The M42 and M40 motorways provide fast commuter links to the M1, M5 and M6. Birmingham International Airport and Railway Station (giving access to Birmingham Moor Street in 9 minutes) are also just a short drive away.

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Call us on **01564 777314 (option 4)**

www.dmandcohomes.co.uk

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