



**DM&Co.**  
YOUR PREMIUM AGENT

**7 SANDAL RISE  
SOLIHULL  
B91 3ET**

Superb four bedroom detached residence in a prime cul-de-sac location, close to Solihull Town Centre. Features stunning views over the adjacent cricket ground, spacious living areas, a modern kitchen and a beautifully landscaped private garden with potential for extension STP.

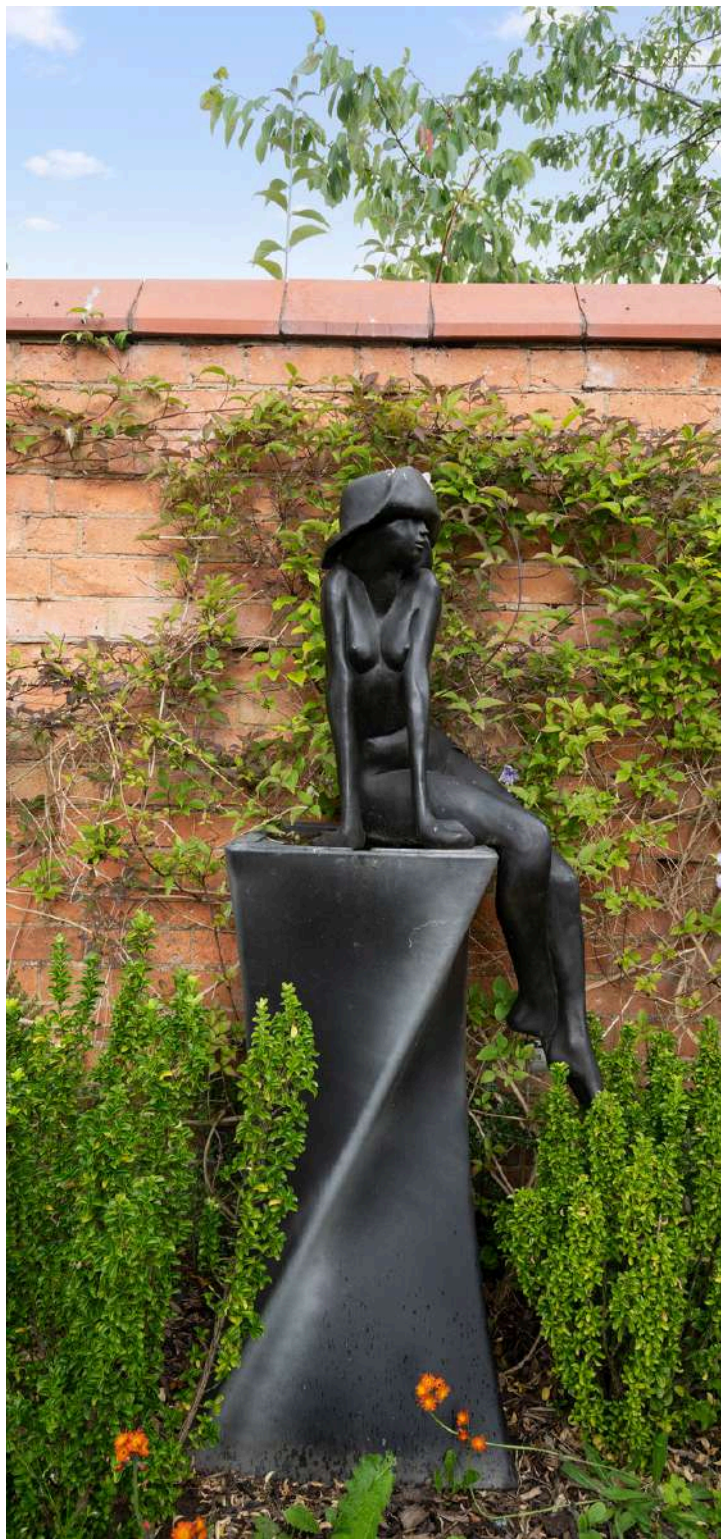


## 7 SANDAL RISE

This architecturally designed, four bedroom detached residence is situated in a prime, discreet cul-de-sac close to Solihull Town Centre. With stunning views over the adjacent cricket ground, this well-maintained home offers an ideal blend of style and comfort. The spacious hallway leads to a modern kitchen, a large lounge, dining area and a sunroom with garden views. Upstairs, the galleried landing with a large picture window provides access to four bedrooms, including a principal bedroom with triple aspect views and an en-suite, a double bedroom with fitted wardrobes, and two generous singles sharing a family bathroom. The exterior features a generous driveway, with potential extension opportunity, a private rear garden with mature trees and shrubs plus a large patio for outdoor entertaining. The property also includes a double garage for secure parking and additional storage.









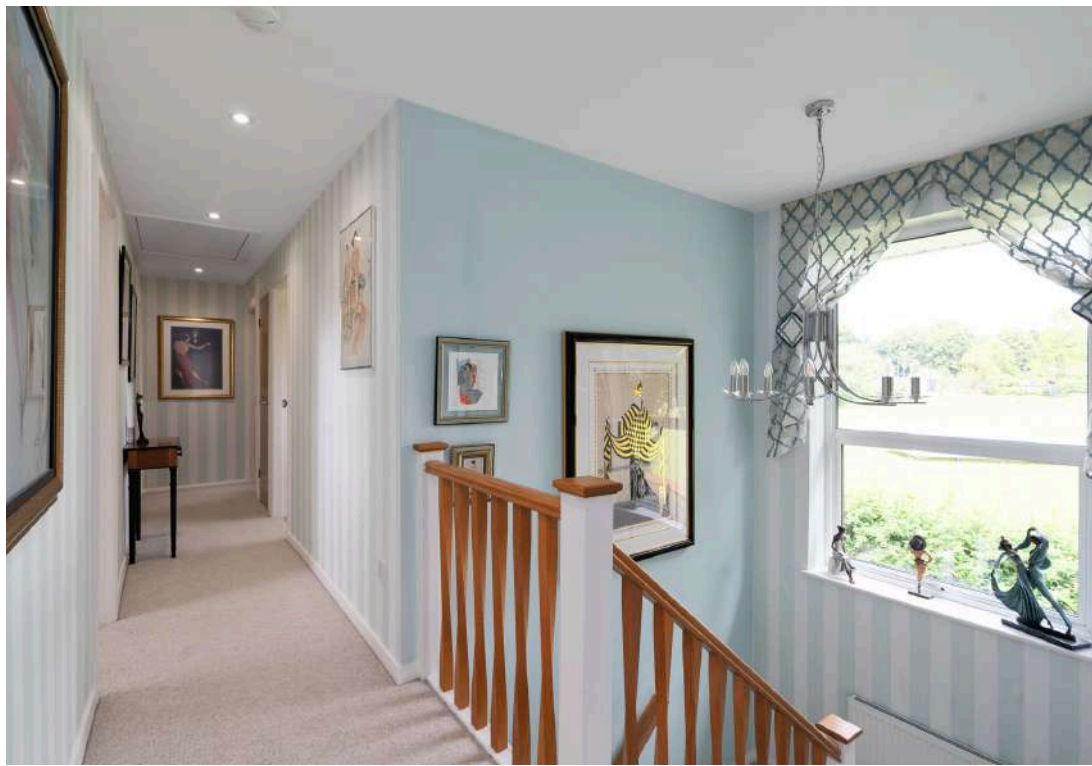
Entering the property, you are greeted by a spacious and inviting hallway that serves as the central hub, with all rooms radiating off. To the right, a convenient WC and cloaks cupboard provide practical storage solutions, with direct access to the double garage offering secure parking and additional storage space. Straight ahead, the modern kitchen impresses with its ample storage, sleek gloss units, and durable quartz worktops. Adjacent to the kitchen, a utility room adds extra functionality. The kitchen seamlessly flows into a charming dining area, perfect for family meals and entertaining guests. The expansive lounge, also accessible from the hallway, provides a comfortable space for relaxation and socialising, while the large sunroom offers a tranquil retreat with beautiful views of the private garden.











The first floor is accessed via a galleried landing, highlighted by a large picture window that frames stunning views of the cricket pitch. The principal bedroom is a bright and airy space, benefiting from triple aspect views and an en-suite bathroom with contemporary fittings. The second bedroom is a spacious double with fitted wardrobes, providing ample storage. Bedrooms three and four are well-proportioned singles, ideal for children or as a study, both sharing a recently renovated shower room that combines modern convenience with elegant design.













## 7 SANDAL DRIVE

The exterior of the property is equally impressive, with a generous driveway offering ample parking. The large west-facing rear garden is a standout feature, providing a sunny and private outdoor space edged with mature trees and shrubs. The garden includes a large patio area, perfect for outdoor entertaining and family gatherings. The double garage adds to the practicality of the property, offering secure parking and additional storage options.

There is also potential to extend the property to the side, subject to planning permission, making this home adaptable with the opportunity to add value.





### Ground Floor

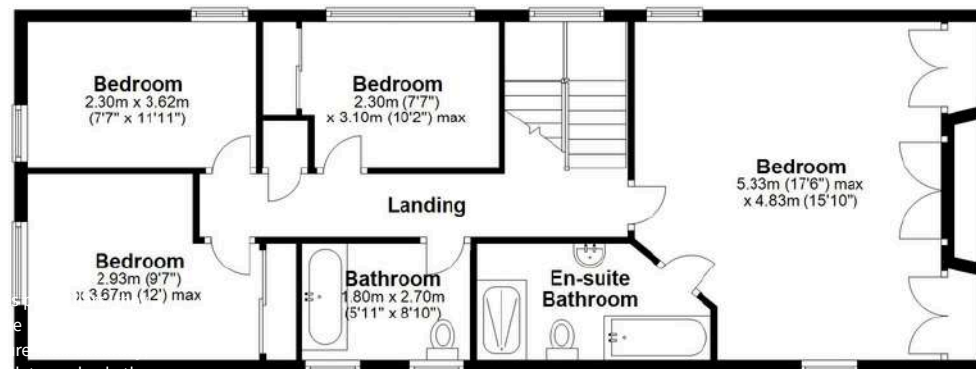
Approx. 116.2 sq. metres (1251.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		80
(91-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

### First Floor

Approx. 78.5 sq. metres (845.2 sq. feet)



Total area: approx. 194.7 sq. metres (2096.2 sq. feet)

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

- Quiet Cul-de-Sac Location
- Modern Kitchen With Gloss Units
- Spacious Sunroom With Garden Views
- Large Principal Bedroom With En-Suite
- Galleried Landing With Picture Window
- Generous West-Facing Rear Garden
- Potential To Extend (STP)
- Large Patio For Entertaining
- Double Garage For Secure Parking

**SIZE** Total - 2,096 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	17 Mbps	1 Mbps
Superfast	1,000 Mbps	1,000 Mbps

**Network in the area:** OpenReach, CityFibre

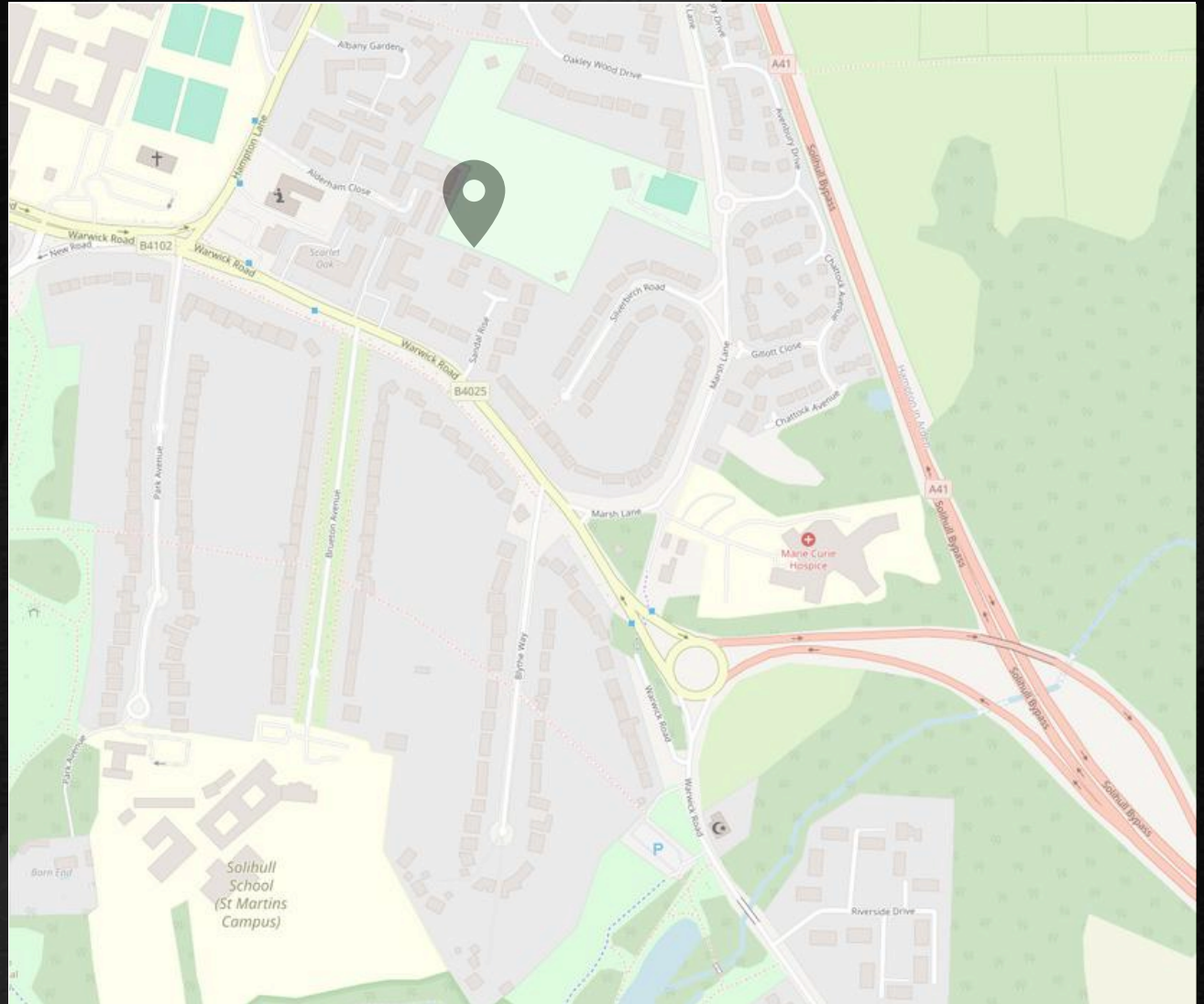
## VIEWING

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 and 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

Perfectly positioned to take advantage of all the amenities Solihull Town Centre has to offer including the renowned Touchwood Shopping Centre, both Malvern & Brueton Parks are a short walk away, as well as Solihull's many shops, restaurants, bars and the John Lewis department store.

Solihull Train Station is just over a mile away, whilst Junction 5 of the M42 provide fast commuter links to the M40, M1, M5 and M6. Birmingham International Airport and Railway Station is also a short drive away



*DM&Co.*

**YOUR PREMIUM AGENT**

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

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